AGENDA PLANNING AND ZONING COMMISSION WORK SESSION City Hall, 385 South Goliad, Rockwall, Texas Council Chambers January 28, 2020 6:00 P.M.

CALL TO ORDER

OPEN FORUM

APPOINTMENTS

1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

CONSENT AGENDA

- 2. Approval of Minutes for the *January 14, 2020* Planning and Zoning Commission meeting.
- 3. P2020-002 (Korey)

Consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot 1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot 4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E. Bourn Street and Peters Colony, and take any action necessary.

4. P2020-003 (David)

Consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

5. P2020-004 (David)

Consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

6. P2020-005 (Korey)

Consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of Howell MTN RE, LLC for the approval of a preliminary plat for a 39.53-acre tract of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of SH-276 and SH-205, and take any action necessary.

ACTION ITEMS

7. MIS2020-002 (David)

Discuss and consider a request by Jake Fears, PE of Weir & Associates, Inc. on behalf of Chad DeBose of Foremark or the approval of an amended tree mitigation plan in conjunction with an approved site plan for a multi-tenant retail building on a 2.542-acre tract of land identified as Tract 1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205], and take any action necessary.

8. MIS2020-003 (David)

Discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a special exception to the screening requirements for an existing marina on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

9. MIS2020-004 (David)

Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas Health Hospital Rockwall for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a hospital (Presbyterian Hospital) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary.

DISCUSSION ITEMS

10. MIS2020-001 (David)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

11. P2020-006 (David)

Discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Jeff Kennemer and Robert Witte of Saddle Star South Holdings, LLC, William Thrailkill of CDT Rockwall/2017 LLC, and Gwendolyn Reed for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

12. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Caroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

13. SP2020-001 (Korey)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a for a restaurant with drive through (*i.e. Golden Chick*) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

14. SP2020-002 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

- 15. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
 - ✓ P2019-049: Final Plat for Lot 1, Block A, TAC Rockwall Addition [Postponed]
 - ✓ P2020-001: Replat for Lot 12, Block C, Ridgecrest Addition [Approved]
 - ✓ SP2019-043: Alternative Tree Mitigation Plan for 407 Ranch Trail [Approved]
 - ✓ Z2019-026: SUP for Chandler's Landing Marina (1st Reading) [Denied]

- ✓ Z2019-027: SUP for Big-Tex Trailers (1st Reading) [Approved]
- ✓ Z2019-028: Unified Development Code (1st Reading) [Approved]

ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of January 2020 at 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA

ARCHITECTURAL REVIEW BOARD MEETING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers Conference Room January 28, 2020 4:00 PM

CALL TO ORDER

OPEN FORUM

ACTION ITEMS

1. MIS2020-001 (David)

Discuss and consider a request by Russell Martin of HFRPI, LLC for the approval of a monument sign in conjunction with a request for an Alternative Tree Mitigation Settlement Agreement associated with an approved site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

2. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Caroll Architects, Inc. on behalf of the owner Brad Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

3. SP2020-001 (Korey)

Discuss and consider a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a for a restaurant with drive through (*i.e. Golden Chick*) on a 1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30, and take any action necessary.

4. SP2020-002 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive, and take any action necessary.

ADJOURNMENT

The City of Rockwall Architecture Review Board (ARB) reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (*Consultation with City Attorney*) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Angelica Gamez, Planning & Zoning Coordinator of the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 24th day of January 2020, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES PLANNING AND ZONING COMMISSION PUBLIC HEARING City Hall, 385 South Goliad, Rockwall, Texas Council Chambers January 14, 2020 6:00 P.M.

I. CALL TO ORDER

Chairman Eric Chodun called the meeting to order at 6:01 p.m. The Commissioners present at the meeting were Vice-Chairman Jerry Welch, Commissioners John Womble, Sedric Thomas, and Mark Moeller, and Annie Fishman. Absent from the meeting was Commissioner Tracey Logan. Staff members present were Planning Director Ryan Miller, Planning Manager David Gonzales, Senior Planner Korey Brooks, Planning Coordinator Angelica Gamez, City Engineer Amy Williams, and Civil Engineers Jeremy White and Sarah Johnston.

II. OPEN FORUM

Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Chairman Chodun closed the open forum.

- III. APPOINTMENTS
 - 1. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Commissioner Womble came forward and wanted further clarification in regards to the phrase "deny it without prejudice".

- IV. CONSENT AGENDA
 - 2. Approval of Minutes for the <u>December 30, 2019</u> Planning and Zoning Commission meeting.

3. P2020-001 (David)

Consider a request by Adam Buczek of Windsor Homes Cumberland, LLC for the approval of a replat for Lot 12, Block C, Ridgecrest Addition, being a 0.503-acre parcel of land identified as Lot 1, Block C, Ridgecrest Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 81 (PD-81) for Single-Family 10 (SF-10) District land uses, addressed as 405 Fox Hollow Drive, and take any action necessary.

Commissioner Thomas made a motion to approve the consent agenda. Vice-Chairman Welch seconded the motion which passed by a vote of 6-0 with Commissioner Logan absent.

V. PUBLIC HEARING ITEMS

4. Z2019-026 (David)

Hold a public hearing to discuss and consider a request by Timothy Bates of Plano Marine on behalf of Jason Breland of Suntex Marina Investors, LLC for the approval of a Specific Use Permit (SUP) for an existing marina with boat sales, storage and repair on a 6.282-acre tract of land identified as Tracts 134, 134-14 & 134-15 of the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Lake Ray Hubbard Takeline Overlay (TL OV) District, located at the western terminus of Henry M. Chandlers Drive, and take any action necessary.

Planning Manager David Gonzales provided a brief explanation in regards to the request. He preceded to give a thorough history of the case known as the Chandlers Landing Marina which is essentially part of City of Dallas. In 1984, City Council amended PD-8 and granted a Conditional Use Permit for the marina that would allow for dry storage and parking at that facility. In November 2002, this established areas which limited the dry storage areas, limited boat sales, and parking

64 of boats awaiting repair. Mr. Gonzales went on to name the operational conditions that were 65 established in the ordinance as it sits now. In August 2019, Neighborhood Improvement Services 66 received a complaint that the repair facility had their wooden fences taken down. That wooden 67 fence served as a screen to divide the areas where the boats were being repaired. Staff got 68 involved in the situation and called the applicant what needed to be done to bring it up to 69 compliance. They spoke about screening and about having a six foot masonry screening wall. 70 Based on the UDC, if you have a non-commercial property and you have it adjacent to a residential 71 district, PD-*, there are standards that require landscape screening. The code calls for the 72 masonry wall to have landscape to soften the area. An alternative to this was having a three tiered 73 landscape screening with a wrought iron fence. The applicant is proposing to add that masonry 74 wall to the red area shown in Exhibit B to replace the wooden fence and that would also be the 75 area where they keep their storage. If the request were to be approved then the boats would be 76 allowed to be sitting there within the designated area. The applicant is requesting a masonry wall 77 and no landscape screening. With this being a Specific Use Permit, although it doesn't conform 78 to our UDC, allows City Council the discretions to approve the decision pending a 79 recommendation from the Planning and Zoning Commission. Additionally, if the SUP is approved 80 it's going to take away the ability to regulate any recreational vehicles from being parked or stored 81 there. You would also receive an enhanced screening with a masonry wall as opposed to a wooden 82 fence that was required at the time. We do have a current Conditional Permit in place but if the 83 SUP is denied then the current CUP will remain in place. Mr. Gonzales explained that we did notify 84 173 property owners on December 27, 2019, and have received 148 signatures and some additional 85 emails and property notices all on opposition with only 1 notice being in favor of the request. Mr. 86 Gonzales advised the Commission that the applicants were present and available for questions 87 as well as staff. 88 89 Commissioner Thomas asked whether or not the applicants were aware of the complaints. 90 91 Chairman Chodun asked the applicants to come forward. 92 93 Jason Breland 94 **1 Harborview Drive** 95 Rockwall, TX 75032 96 97 **Brett Ray** 98 1800 Highview 99 McKinney, TX 100 101 **Timothy Bates** 102 **1 Harborview Drive** 103 Rockwall, TX 104 105 The applicants came forward and provided additional information in regards to the request. They 106 are in favor of building the wall but do not feel the need to provide any landscaping. The boat sales 107 area will not potentially hold boats until only for weekend or summertime events. 108 109 Commissioner Moeller gave his feedback in regards to the wrought iron fence. His biggest 110 concern was that there are larger boats in the area that seemed to be there for 72 hours and not 111 for weeks on end. 112 113 Vice-Chairman Welch went into further discussion in regards to the request. 114 115 Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come 116 forward and do so. 117 118 Shan Cromeens 119 307 Harborview 120 Rockwall, TX 75032 121 122 Mr. Cromeens came forward and expressed he was in opposition of the request with the main 123 issue being obstruction of lake views. 124

125 Anthony Avizenis

126	5500 Ranger Drive
127	Rockwall, TX 75032
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129	Mr. Avizenis came forward and expressed his opposition to the request. He stated his family are
130	regular members of the boat club but they did not receive a public notice of the request. Aside
131	from that the surrounding of the facility with landscape is ideal but peak times for traffic will have
132	a congestion point with nobody being able to pass through.
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134	Planning Manager Gonzales clarified how staff sends out notices within a 500 foot buffer, which
135 136	explains why some received notices and others didn't.
130	Troy Chonov
138	Trey Chaney 305 Harborview
139	Rockwall, TX 75032
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141	Mr. Chaney came forward and expressed his opposition to the request mainly due to the
142	obstruction of lake views and it being a safety hazard.
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144	Craig Musser
145	303 Harbor Landing
146	Rockwall, TX 75032
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148	Mr. Musser came forward and expressed his opposition to the request. His main concern is that
149	there is a safety issue where there is not a lot of parking during weekends or summertime.
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151	Janie Chaney
152	305 Harborview
153 154	Rockwall, TX 75032
154	Mrs. Changy some forward and expressed har expectition to the request. She explained that she's
156	Mrs. Chaney came forward and expressed her opposition to the request. She explained that she's seen the big yachts, cranes, dumpsters for about a year now. Her main concern is that there is a
157	safety issue as well as an eye sore in many ways.
158	Safety issue as well as all eye sole in many ways.
159	Chip Emory
160	333 Harbor Landing
161	Rockwall, TX 75032
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163	Mr. Emory came forward and expressed his opposition to the request. He's the vice president of
164	the Chandlers Landing Community Association and on behalf of the Board of Directors are
165	opposed to the request as well as a majority of the community. There is also a violation taking
166	place of Ordinance 0250.
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168 169	Gary Amerson
170	293 Harborview Drive.
171	Rockwall, TX 75032
172	Mr. Amerson came forward and expressed his opposition to the request and provided photos in
173	regards to the opposition. He was on the community commission and their duty was to protect
174	the views. He explained the photos information.
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176	Bruce Payton
177	10 Intrepid
178	Rockwall, TX 75032
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180	Mr. Payton came forward and expressed his opposition to the request. He served on the HOA
181	Board as well. He explained he had three alternatives to the request: enforce the ordinance from
182	2002, amend the proposed SUP to 12 foot limit on structures and boats to protect views, and the
183	third is to go ahead and pass or oppose the request.
184 185	Chairman Chadun alaged the nublic bearing and brought the item back to the Commission for
185	Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion
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186 187 discussion. The applicants came forward and expressed sentiment towards the public and addressed their concerns.
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Commissioner Moeller asked what the timeline on the project was and the applicants stated that the end of February would mark completion. He then asked if there was any idea in regards to adding parking and they stated the cost was too high.

Vice- Chairman Welch asked whether we have a height restriction on parking lots or a ratio on the marina. Planning Director Ryan Miller gave further feedback on both topics.

- Commissioner Womble asked what the options were in regards to the motions.
- Commissioner Fishman wanted further information in regards to landscaping.

Commissioner Moeller wanted further information in regards to the request.

Commissioner Womble made a motion to not allow SUP to move forward with Commissioner Fishman wants to restrict the boat sales. Commissioner Moeller was not against the masonry wall as well as not being overly concerned about the boat sales with his biggest concern being the prep area now and would support the SUP. Commissioner Thomas agreed with Commissioner Moeller with his only concern in regards to the prep work being done outside. Chairman Chodun advised the applicants that if they would have cleaned the area up then the amount of residents showing up may have been lower but he must defer to the ones that showed up and vote against the SUP request.

Chairman Chodun expressed his intake to deny the request and send recommendation to City Council. Commissioner Womble made a motion to deny the request Z2019-026 with Commissioner Thomas seconding the motion which passed with a vote of 6-0 with Commissioner Logan absent.

Chairman Chodun called for a brief break to take place.

Chairman Chodun called the meeting back to order.

5. Z2019-027 (Korey)

Hold a public hearing to discuss and consider a request by Raymond Jowers of Jowers, Inc. for the approval of an extension of *Ordinance No. 08-38* (*SUP No. S-056*) granting a Specific Use Permit (SUP) allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2260 E. IH-30, and take any action necessary.

Chairman Chodun called the meeting back to order.

Senior Planner Korey Brooks provided a brief explanation of the request. In 2008, City Council approved a specific use permit to allow the sales of recreation vehicles within the property shown on the location map. He explained that the areas shown surrounding the area were slightly commercial or areas not within city limits. The condition of approval in 2008 was that the specific use permit would be valid for three years and that would give council the ability to look at the developments and see if the extension of the SUP is warranted. The extension was granted in 2011, 2014, and in 2017. The applicant is requesting an approval of an extension to the current SUP to allow the existing business to operate. Mr. Brooks further explained that the building constructed of metal and stone and there are trailers outside being sold and are screened by an existing chain link fence along with some landscaping along I-30. The applicant is not requesting any changes to the original site plan or building. Mr. Brooks notified all residents living within 500 feet of the property but no HOA's as none exist in the area.

With that being said, Mr. Brooks advised the Commission that the applicant was present and
available for questions as well as staff.

- Chairman Chodun asked the applicants to step forward. **247**
- Raymond Jowers
- 249 3290 Anna Cade Circle

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307 308 Clay Riggs 6816 Republic Drive McKinney, TX 75071

Mr. Jowers and Mr. Riggs came forward and provided additional comments in regards to the request and indicated that he was available for questions.

Chairman Chodun opened up the public hearing and asked if anyone wished to speak to come forward and do so.

Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Moeller made a motion to approve item Z2019-027 with Commissioner Womble seconding the motion which passed with a vote of 6-0 with Commissioner Logan absent.

6. Z2019-028 (Ryan)

Hold a public hearing to discuss and consider a request amending the Unified Development Code (UDC), and take any action necessary.

Planning Director Ryan Miller provided a brief explanation in regards to the request. He explained how during the previous work session they had spoken about how the Unified Development Code had been adopted in 2004. There have been some amendments done to the code and some are in part of the changes that came out of the legislature as we mandated or changed large sections of that code. We currently use Municode as well as our municipal code of Ordinances. Mr. Miller stated that when they sent the most recent codification over- the quote they gave us was \$7800.00. He reiterated that with the amount of changes we have done lately, while it is not a huge amount of cost savings, it is still some form of cost savings of tax payer dollars. He stated that the department came up with posting a copy of the UDC on the City's website via PDF and mentioned that a copy was brought for each Commissioner. At the moment, we have Municode takes about 3 months to codify changes which can cause issues for developers and the public when we have large scale amendments. With our current process, changes are being codified as we make them so they automatically show up online. We have also incorporated richer images where it had been harder for Municode to codify. He explained that Municipal code will still be available thru Municode. Mr. Miller went on to say that this process is similar to what other larger cities are doing in regards to posting a PDF online with their code and how this is how we maintain our engineering standards of design. Minor changes in the code include standardized the reference in the code, standardized the referencing system, we standardized some of the languages, and we removed Appendix C and E. There were two major changes that needed to be explained and those have to do with pergola standards and the fence ordinance. The code that was adopted only allowed pergolas or covered porches to cover 144 square feet and it wasn't intended for that. At the moment, you would need to request an SUP to build over that measurement. The other change was tied to the fence ordinance with the word "not" being forgotten in a statement. Mr. Miller then informed the Commission that we did send a notice out to the Rockwall Herald Banner describing the change. He then advised the Commission that he was available to answer any questions.

Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Thomas made a motion to approve item Z2019-028 with Commissioner Womble seconding the motion which passed by a vote of 6-0.

- **306** VI. ACTION ITEMS
 - 7. SP2019-043 (Korey)

309 Discuss and consider a request by Clay Cristy of ClayMoore Engineering, Inc. on behalf of Brian Berry of
 310 Milestone Electric, Inc. for the approval of an amended site plan for a multi-tenant office complex on a
 311 9.52-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City

of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any action necessary.

315 Senior Planner Korey Brooks provided a brief explanation in regards to the request. He explained 316 how back in February, they had approved a site plan for a multi-tenant office building. At that time, 317 the western portion of that building was left to be used for future development as there were no 318 buildings there. Since then the applicant has submitted new site civils and the site plan has 319 changed as an additional six buildings have been added to the property. Those buildings will be 320 matching the existing buildings constructed of metal on all four sides, with stone and brick 321 wainscot on three of those sides as shown earlier at ARB. Essentially, the site plan, landscape plan, photometric plan, and building elevations generally conform to the requirements of the UDC 322 323 with a few exceptions. The first being the building articulation standards. There was a variance 324 announced initially for the building articulation. However, since there are an additional six 325 buildings added, that variance has been expanded. The applicant is requesting a variance to the 326 articulation standards for the buildings. According to the UDC, there can be no parking along the 327 front facade and the property line. The parking lot on this building requires a variance since it is 328 on the front facade and the property line. As a compensatory measure, the applicant is proposing 329 to widen the landscape buffer from 10 feet to 25 feet and provide additional landscaping. Finally, 330 there is a variance for the walls in the detention system. The applicant is proposing to provide the 331 three tier screening along the western property line, even though it is required by the UDC either 332 way and cannot be used as a compensatory measure. Planning Zoning Commission and City 333 Council will have to make a discretionary decision in regards to this. With exception of this, all 334 other requirements are being met by the applicant. Mr. Brooks then advised the Commission that 335 he was available for questions as well as the applicant. 336

Commissioner Chodun asked the applicant to come forward.

Clay Cristy 1903 Central Drive Bedford, TX

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The applicant provided further information in regards to the request.

Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for discussion or action.

Commissioner Moeller made a motion to approve item SP2019-043 with staff recommendations with Vice-Chairman Welch seconding the motion which passed by a vote of 6-0.

8. SP2019-044 (Korey)

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres], City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

Senior Planner Korey Brooks provided a brief history and explanation in regards to the request. The applicant is requesting approval of a site plan for an office building of approximately 16,500 square feet and will be a brick building. The site plan, landscape plan, photometric plan, treescape plan, and building elevations all meet the requirements of the UDC with one exception. According to the Downtown district standards, there is a minor waiver being requested in regards to the building elevations. On the north elevation, there are two entry ways and the UDC states that the primary entry ways must be placed within 30 feet of one another and must be set back five feet from the front façade of the building. At the moment, the building is not following these procedures. The applicant is providing a canopy system on both entry ways and the one closes to the eastern property line is recessed about 10 feet from the front property line which is designed to be a stoop to have stairs down to the sidewalk for the front entry way. Other than that, the other requirements are generally being met by the applicant. Senior Planner Brooks advised the Commission that the applicant was present and available for questions as well as Staff.

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374 375	Chairman Chodun asked the applicant to come forward.
376	Chaiman chodun asked the applicant to come forward.
377	Steven Reyes
378	583 Primrose Lane
379	
380	The applicant came forward and provided a brief explanation in regards to the request.
381	Obsimue Obsidue sales if severe wished to see by some forward and do so there being no
382 383	Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such; Chairman Chodun closed the public hearing and brought the item back to
384	the Commission for discussion or action.
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386	Commissioner Thomas made a motion to approve item SP2019-044 with recommendations with
387	Commissioner Womble seconding the motion which passes by a vote of 6-0.
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389	9. SP2019-046 (Korey)
390 391	Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Frank Fite, Il for the approval of a site plan for an office building on a 0.4590-acre parcel of land identified as Lot A,
392	Block 124, B. F. Boydston Addition, City of Rockwall, Rockwall, Texas, zoned Planned Development
393	District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor
394	Overlay (NGC OV) District, addressed as 810 N. Goliad Street, and take any action necessary.
395	
396	Senior Planner Korey Brooks provided a brief explanation in regards to the request. The applicant
397	is requesting the approval of a site plan for an office building that's approximately 4,900 square
398 399	feet. The applicant is generally conforming to all the standards stated by Unified Development Code with one exception to the residential screen environment. The UDC states that if there is a
400	non-residential use that abuts a residential use then it must be screening utilized in a masonry
401	wall. Alternatives may be a wrought iron fence with three tiered landscaping. The applicant is
402	proposing to utilize landscaping, however, there's an existing chain link fence that's on the
403	adjacent property so the applicant is not proposing to install a wrought iron fence since there's
404	already an existing fence. With that exception, the applicant is meeting all requirements of the
405	Unified Development Code. Mr. Brooks then advised the Commission that the applicant was here
406 407	and available for questions as well as staff.
408	Chairman Chodun asked Senior Planner Brooks whether ARB approved any changes in regards
409	to the property and clarified whether any approval would include ARB recommendations.
410	and Fille An and a south a standard and a standard
411	Commissioner Fishman wanted further information in regards to the existing fence and
412	Commissioner Womble wanted further clarification in regards to the screening on the property.
413 414	City Engineer Amy Williams gave a clarification in regards to the property.
415	Chairman Chodun asked the applicant to come forward.
416	Chairman Chodun asked the applicant to come forward.
417	Jeff Carroll
418	750 E. I-30
419	Rockwall, TX
420	
421 422	The applicant came forward and provided further information in regards to the request. He
423	explained the recommendations made during the meeting with ARB.
424	Commissioner Thomas made a motion to approve item SP2019-046 with ARB recommendations

- 424 Commissioner Thomas made a motion to approve item SP2019-046 with ARB recommendat 425 with Commissioner Moeller seconding the motion which passed by a vote of 6-0.
- **427** 10. SP2019-047 (David)

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of the owner Brad
Bacon of Bacon Property, LLC for the approval of a site plan for an office/warehouse building on a 3.57acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County,
Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed
as 2055 Kristy Lane, and take any action necessary.

434 Planning Manager David Gonzales provided a brief explanation in regards to the request. The
 435 applicant is requesting approval on a site plan which is a 20,000 square foot facility located on

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436 Kristy Lane, which is in the IH-30 Overlay district. Since it is in the overlay district then it requires 437 higher standards. The applicant is proposing to build a metal facility in this particular property 438 and with that, the variances and exceptions associated with this have three primary issues. They 439 include building materials, primary materials, secondary materials, and stone associated with the 440 building. Mr. Gonzales explained how you had the south facade meeting the requirements as 441 opposed to the north, east, and west sides of the building do not because those are the portion 442 where the applicant is requesting the variance for. One item that was discussed in the work 443 session was that there would be 50 vehicles located at the rear of the property. The UDC requires 444 that all vehicles be screened and that can achieved by following alternatives such as three tier 445 screening, wrought iron fencing, and/or having three layers of landscaping which includes shrubs 446 and accent trees. This case is located in the Light Industrial district which allows for a chain link 447 fence that has vinyl coating on it. The applicant is requesting to be able to use the chain link fence 448 in lieu of the wrought iron fence which is listed as a condition of approval. Other items listed in 449 regards to the building materials and building articulation are part of the overlay requirements. 450 That requires a ³/₄ majority vote in order to have approval. Mr. Gonzales presented the fact that the 451 Architectural Review Board recommended a denial in this case and that the applicant try to meet 452 the I-30 overlay requirements as much as possible. 453

Planning Director Ryan Miller clarified that it would be a denial without prejudice due to the new legislature which states that action be taken within 90 days. It would not be denied- but they would have to submit a new application with the fee waived since the case would be tied to the Architectural Review Board not being able to fill the quorum last meeting.

Commissioner Moeller asked whether the applicant knew what timeline he had in regards to the project.

Jeff Carroll 750 E. I-30 Rockwall, TX

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The applicant came forward and provided further information in regards to the request. The applicant is still in disagreement with regards to the articulation of the sides of the building.

Planning Director Ryan Miller recommended that the Commission deny the item tonight due to the change of the site plan and it not fitting requirements. The applicant needed to make modifications based on the recommendations made by the Architectural Review Board.

Commissioner Thomas motion to deny item SP2019-047 without prejudice with Commissioner Womble seconding the motion which dismisses the item without prejudice by 6-0.

11. SP2019-050 (David)

Discuss and consider a request by Ross Ramsay of Ramsay & Reyes, LLC on behalf of John McKinney of Epic Rockwall Ventures for the approval of a site plan for an industrial building in an existing multitenant industrial park on a 9.52-acre tract of land identified as Lots 17 & 17-1, Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 295, 315, 339, 327 & 331 Ranch Trail, and take any action necessary.

482 483 Planning Manager David Gonzales provided a brief explanation in regards to the request. 484 Essentially, this project would have been in consent if not for exception that they are requesting. 485 The applicant is requesting the approval of a site plan for a 4900 square foot, two story facility 486 along Ranch Trail which is a commercially zoned district. The exception that they are requesting 487 is for the primary and secondary building articulation requirements with the metal building which 488 are hard to meet. The applicants provided a letter to the Commission explaining their exception 489 and offering to provide compensatory measures. They are providing a masonry wainscot around 490 the building which would be around three sides of the building with the applicant confirming this 491 during the ARB meeting. The Architectural Review Board then recommended approval with the 492 placement of the wainscot on four sides. They are also adding some trees and landscaping as 493 part of their compensatory measures. Mr. Gonzales then advised the Commission that the 494 applicant was present and available to answer any questions as well as staff.

495 496 Chairman Chodun asked

Chairman Chodun asked the applicant to come forward.

498 **Steven Reyes** 499 2235 Ridge Rd. 500 Rockwall, TX 501 502 The applicant provided further information in regards to the request. 503 504 Commissioner Womble made a motion to approve item SP2019-050 with staff recommendations 505 with Commissioner Fishman seconding the motion which passed by a vote of 6-0. 506 507 12. SP2019-051 (David) 508 Discuss and consider a request by Rachel Gruber of Perkins and Will on behalf of Jason Linscott of Texas 509 Health Hospital Rockwall for the approval of an amended site plan for a hospital (Presbyterian Hospital) 510 on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, 511 City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road, and take any action necessary. 512 513 514 Planning Manager David Gonzales provided a brief explanation in regards to the request. Mr. 515 Gonzales reiterated that the applicant was requesting the expansion of the hospital which adds 516 an additional 84,000 square feet. He brought into account the cup (central utility plant) which will 517 be a little under 7,000 square feet. The applicant does meet all the standards required by the 518 Unified Development Code. The applicant is requesting a relief from the 432 caliper inches that is 519 essentially going to require an alternative tree mitigation settlement through the City Council. Mr. 520 Gonzales advised the Commission that the relief is a discretionary decision and if it is denied then 521 they would need to come back and the applicant needs to satisfy the mitigation. Three ways they 522 can do that would be to pay into the tree fund which is \$43,200, they can plant 432 inches onto the 523 site, or they can work with the Parks department to provide 432 inches to that. This would be 524 noted as a condition of approval to this request. They would need to come back and plat the entire 525 tract to plat that as one lot. The CUP would have to have landscape along the facility to prevent 526 notice to the residential district. At the end, it was noted that ARB recommended approval. Mr. 527 Gonzales then advised the Commission that the applicant was present and available for questions 528 as well as staff. 529 Commissioner Chodun asked whether it was possible to approve the site plan without approving 530 the tree mitigation with Planning Director Ryan Miller saying that they may want to take that in two 531 motions. 532 533 Commissioner Chodun asked that the applicant come forward. 534 535 Michael Kendall 536 6976 Santa Barbara 537 538 The applicant came forward and gave further information to the specific request regarding the tree 539 mitigation. He explained that he's asking the relief for two reasons. One being the bald cypress 540 trees are large and while it was shown on the original PD plan, it was not part of the underlined 541 zoning requirements. Also, the trees were planted 15 feet on center when they would originally be 542 thirty feet on center and have now become a maintenance and visual obstruction to the building. 543 544 Jason Linscott 545 1407 Corrara 546 McClendon-Chisholm, TX 547 548 The applicant came forward and provided further concerns in regards to the request. The main 549 issue being patient safety and whether patients can access or have better access to the hospital. 550 551 Commissioner Womble asked them if they considered relocating the trees around the area. Vice-552 Chairman Welch asked whether they would be able to recycle the inches to the Parks department. 553 554 Commissioner Thomas made a motion to approve the site plan with Commissioner Womble 555 seconding the motion which passed by a vote of 6-0. 556 557 Commissioner Thomas made a motion for denial of alternative tree mitigation with Commissioner 558 Moeller seconding the motion to deny the alternative tree mitigation. Commissioner Thomas 559 removed his motion for denial. Chairman Chodun and Commissioners Welch and Moeller voted

560 561 562		to deny the tree mitigation settlement and Commissioners Fishman, Thomas, and Womble approved the tree mitigation making the motion for denial fail with a vote of 3-3.
563 564		Rachel Gruber 2218 Bryan Street
565 566 567		Ms. Gruber came forward and wanted clarification in regards for the tree mitigation.
568 569 570 571 572 573 574 575 576		13. SP2019-052 (David) Discuss and consider a request by David Hughes of Integrity Group, LLC on behalf of John Delin of RW Ladera, LLC for the approval of a site plan for an amenities center for the Ladera of Rockwall Subdivision being a 37.80-acre parcel of land identified as Lot 1, Block A, Ladera Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 85 (PD-85) for Single-Family 7 (SF-7) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at the northeast corner of the intersection of SH-66 and John King Boulevard, and take any action necessary.
577 578 579 580 581 582 583		Planning Manager David Gonzales provided a brief explanation in regards to the request. He explained how this project requires various steps for zoning and this would be the final step. This facility will have 122 particular units within the single lot. This site plan provides the amenities such as pickle ball court, putting green, and primary and secondary activity center among others. The ARB did recommend an approval for the project. Mr. Gonzales advised the Commission that the applicant were present and available for questions as well as staff.
585 585 586 587		David Hughes 361 W. Byron Nelson Roanoke, TX
588 589 590 591		Ryan Delaney 361 W. Byron nelson Roanoke, TX
592 593 594		Commissioner Moeller made a motion to approve item SP2019-052 with staff recommendations with Commissioner Womble seconding the motion which passes by a vote of 6-0.
595 596	VII.	DISCUSSION ITEMS
597 598		14. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).
599 600	\checkmark	P2019-048: Final Plat for Lot 1, Block A; Lot 1, Block B; Lot 1, Block C; and Lot 1, Block D, Rockwall Commercial Addition [Approved]
601 602 603		P2019-049: Conveyance Plat for Lot 1, Block A, TAC Addition [<i>Postponed</i>] P2019-050: Replat for Lots 24 & 25, Rainbo Acres Addition [<i>Postponed</i>]
604 605 606		Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced cases at the City Council meeting.
607 608	VIII.	ADJOURNMENT
609 610		Chairman Chodun adjourned the meeting at 8:39 p.m.
611		PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
612 613		ROCKWALL, Texas, this day of, 2020.
613 614 615 616 617 618		Eric Chodun, Chairman
619 620		
621		Angelica Gamez, Planning Coordinator



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 28, 2020
APPLICANT:	Michael Hunter; Rockwall Housing Development Corporation
CASE NUMBER:	P2020-002; Lot 1, Block A, RHDC Addition

SUMMARY

Consider a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot 1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot 4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E. Bourn Street and Peters Colony, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat of a 0.11-acre parcel of land (*i.e. a portion of Lot 4, Block H, Sanger Brothers Addition*) into one (1) lot (*i.e. Lot 1, Block A, RHDC Addition*) for the purpose of constructing a duplex on the subject property.
- ☑ On December 18, 2017, the City Council approved a request [*Case No. MIS2017-015*] for a special exception to allow a deviation from: [1] the minimum front yard setback reducing it from 20-feet to 15-feet, [2] minimum lot size reducing it from 5,000 SF to 4,896 SF, and [3] minimum lot depth reducing it from 100-feet to 70-feet on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, RHDC Addition* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall

Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall



Project Plan Review History

Project Name Type Subtype	P2020-002 RHDC Addition PLAT FINAL Staff Review		Own Appli		el Hunter		Applied <u>1</u> Approved Closed Expired Status	/17/2020	AG
Site Address		City, State Z	•				Zauina		
E BOURN AVE		ROCKWALL	, IX /508/				Zoning		
Subdivision		Tract		Block	Lot N	D Parcel No	General Plan		
B F BOYDSTON		D		112	D	3140-01	.12-000D-00-0R		
Type of Review / Not BUILDING	es Contact Russell McDowell	Sent 1/17/2020	Due 1/24/2020	Received 1/21/2020	Elapsed 4	Status APPROVED	Remarks		
ENGINEERING (1/24/2020 11:3	Sarah Johnston 7 AM SJ)	1/17/2020	1/24/2020	1/24/2020	7	COMMENTS			
M - Include a 10 M - 20' Utility Ea	Utility easement along b sement around fire hydra e instrument an easemen	ant. Standards c	of Design and			ction Sect. 5.			
FIRE	Ariana Hargrove	1/17/2020	1/24/2020	1/23/2020	6	APPROVED			
GIS	Lance Singleton	1/17/2020	1/24/2020	1/21/2020	4	APPROVED			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

P2020-002; Lot 1, Block A RHDC Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Michael Hunter of the Rockwall Housing Development Corporation for the approval of a replat of Lot1, Block A, RHDC Addition being a 0.11-acre parcel of land currently identified as a portion of Lot4, Block H, Sanger Brothers Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, located at the northwest corner of the intersection of E Bourn Street and Peters Colony

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (P2020-002) in the lower right-hand corner of all pages on future submittals.

IN.3 For reference, include the case number (P2020-002) in the lower right-fland corner of all pages on future

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

1) Please show and label 15-foot front setback adjacent to Peters Colony.

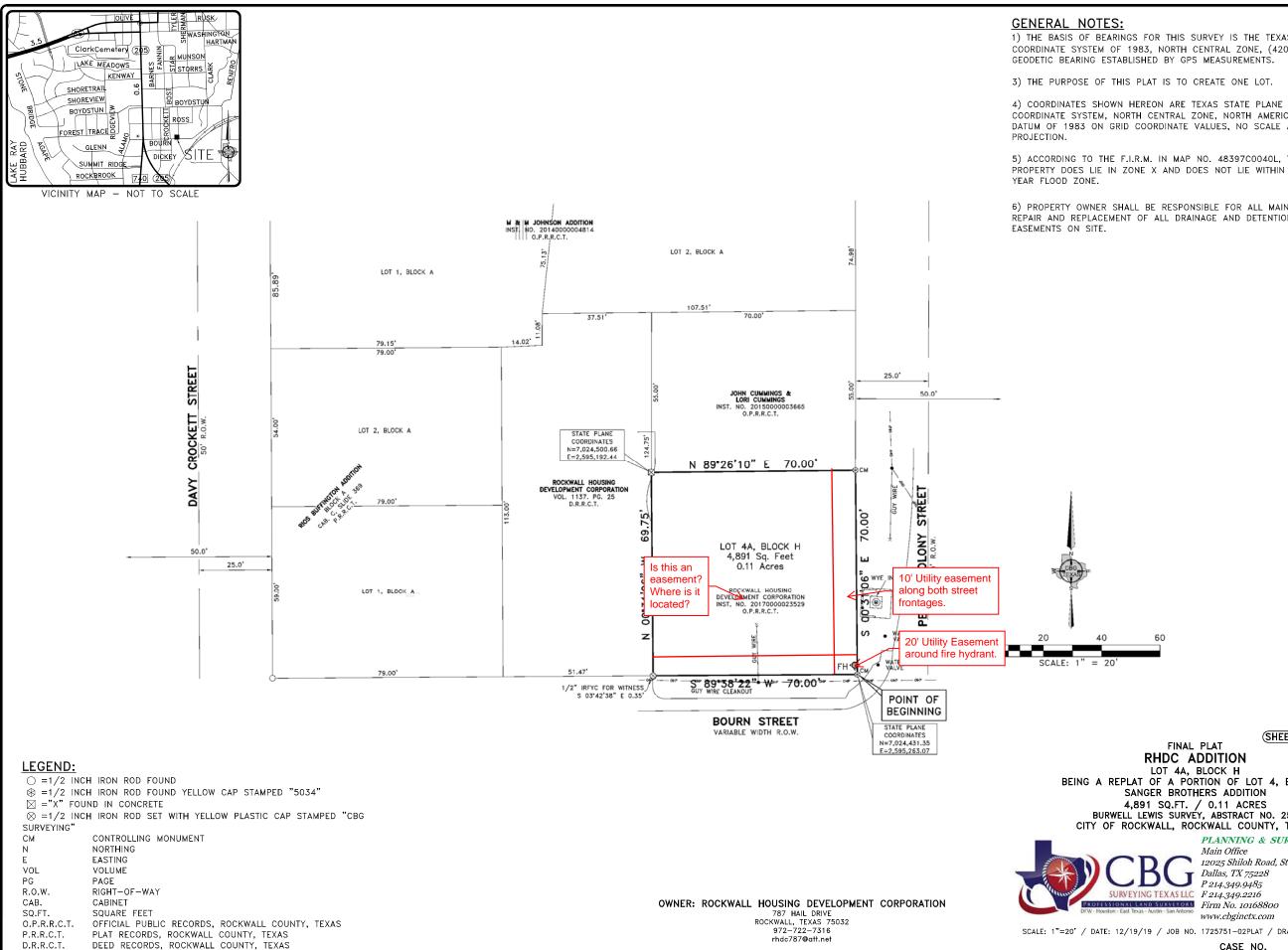
2) Please show the full width of ROW and label centerline

3) Please note the lot and block designation and make changes to dedication language and title block

I.6 Please note that failure to address all comments provided by staff by5:00 PM on February 4, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.7 The Planning & Zoning Meeting January 28, 2020.

I.8 The City Council Meeting for this case is February 3, 2020.



1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

3) THE PURPOSE OF THIS PLAT IS TO CREATE ONE LOT.

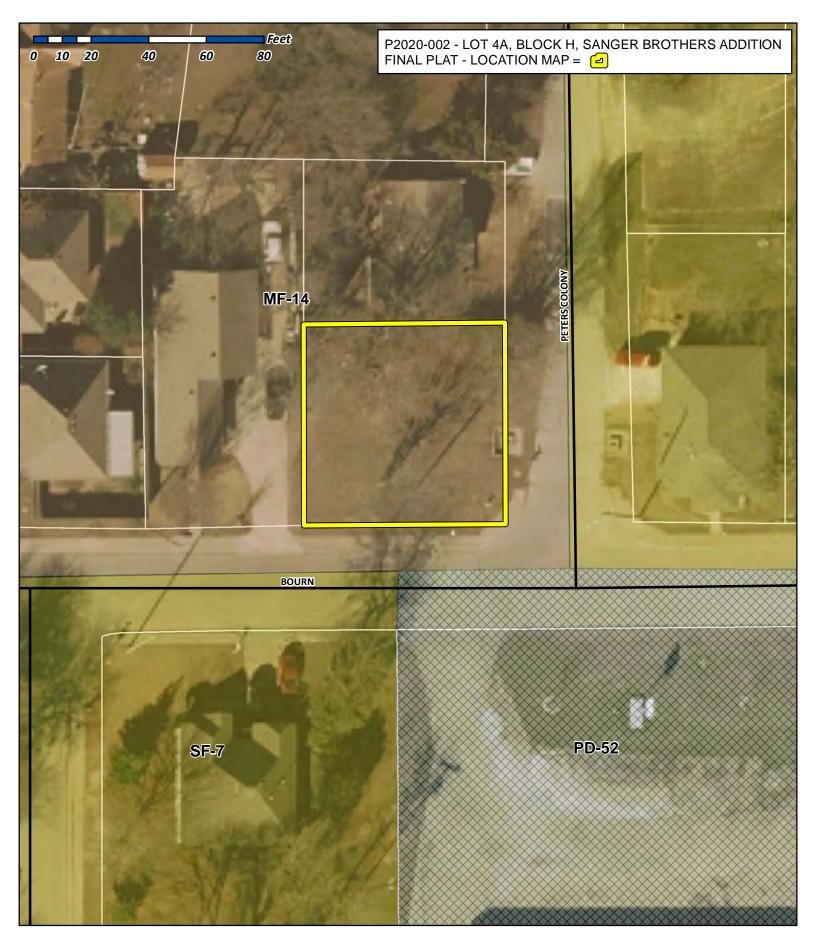
COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO

5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100

6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION

(SHEET 1 OF 2) FINAL PLAT RHDC ADDITION LOT 4A, BLOCK H BEING A REPLAT OF A PORTION OF LOT 4, BLOCK H SANGER BROTHERS ADDITION 4,891 SQ.FT. / 0.11 ACRES BURWELL LEWIS SURVEY, ABSTRACT NO. 255 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 SURVEYING TEXAS LLC F 214.349.2216 AND SURVEYORS Firm No. 10168800 iston - East Texas - Austin - San Anto www.cbginctx.com SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO.

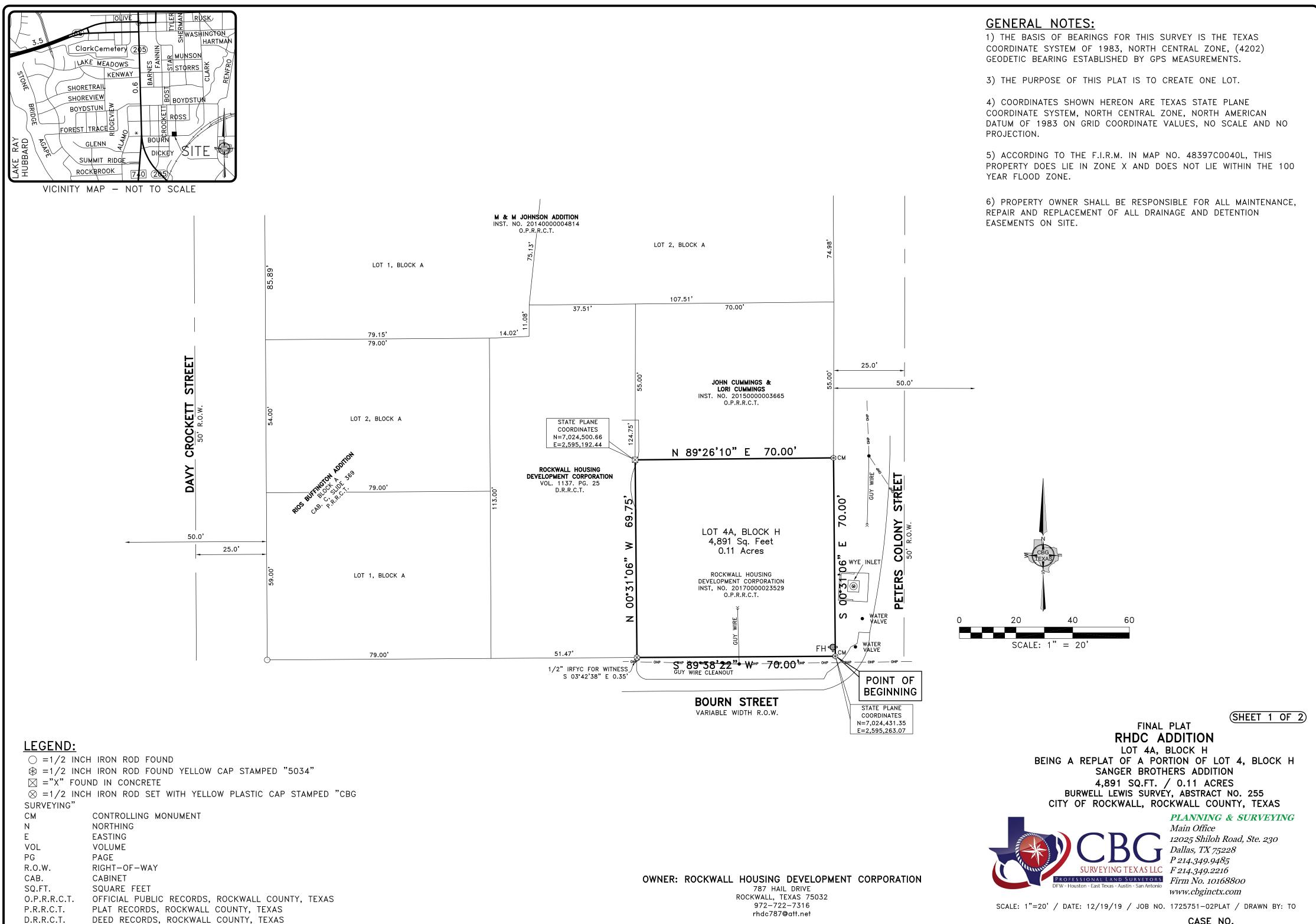




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





DEED RECORDS, ROCKWALL COUNTY, TEXAS

CASE NO.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

Whereas, Rockwall Housing Development Corporation, BEING THE OWNER OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the Burwell Lewis Survey, Abstract No. 255, City of Rockwall, Rockwall County, Texas and being a portion of Lot 4, Block H of Sanger Brothers Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 17, Page 53, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Rockwall Housing Development Corporation by General Warranty Deed recorded in Instrument No. 20170000023529, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of Peters Colony Street (50 foot right of way), said corner being the Southeast corner of Lot 4, Block H of said Sanger Brothers Addition, said corner being the North right of way line of Bourn Street (variable width right of way);

THENCE South 89 degrees 38 minutes 22 seconds West along the North right of way line of said Bourn Street, a distance of 70.00 feet to a 1/2 inch iron rod set with vellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southeast corner of a tract of land conveyed to Rockwall Housing Development Corporation by Resale Deed recorded in Volume 1137, Page 25, Deed Records, Rockwall County, Texas, from which a 1/2 inch iron rod found with yellow plastic cap stamped "5034" bears. South 03 degrees 42 minutes 38 seconds East, a distance of 0.35 feet for witness;

THENCE North 00 degrees 31 minutes 06 seconds West along the East line of said Rockwall Housing Development Corporation tract, a distance of 69.75 feet to an "X" found in concrete for corner, said corner being the Southwest corner of a tract of land conveyed to John Cummings and Lori Cummings by Warranty Deed recorded in Instrument No. 20150000003665, Official Public Records, Rockwall County, Texas;

THENCE North 89 degrees 26 minutes 10 seconds East along the South line of said Cummings tract, a distance of 70.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "5034" for corner, said corner being along the West right of way line of said Peters Colony Street;

THENCE South 00 degrees 31 minutes 06 seconds East along the West right of way line of said Peters Colony Street, a distance of 70.00 feet to the POINT OF BEGINNING and containing 4,891 square feet or 0.11 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the RHDC ADDITION, LOT 4A, BLOCK H, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the RHDC ADDITION, LOT 4A, BLOCK H have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, frees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the Cit We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By:____ Rockwall Housing Development Corporation. (Owner) Michael B. Hunter, Executive Director

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Michael B. Hunte known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, ____,

printed name:

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, ____, ____,

RELEASED FOR REVIEW 12/30/19 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Bryan Connally

Texas Registered Professional Land Surveyor No. 5513

Planning and Zoning Commission Date
APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.
WITNESS OUR HANDS, this day of,,,
Mayor, City of Rockwall
City Secretary
City Engineer

RECOMMENDED FOR FINAL APPROVAL



OWNER: ROCKWALL HOUSING DEVELOPMENT CORPORATION 787 HAIL DRIVE ROCKWALL, TEXAS 75032 972-722-7316

SCALE: 1"=20' / DATE: 12/19/19 / JOB NO. 1725751-02PLAT / DRAWN BY: TO

CASE NO. ____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 28, 2020
APPLICANT:	Dub Douphrate; Douphrate and Associates, Inc.
CASE NUMBER:	P2020-003; Lot 7, Block A, Maverick Ranch Addition

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates, Inc. on behalf of Bob and Pam Hawley for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.55-acre parcel of land (*i.e. Lot 7, Block A, Maverick Ranch Addition*), which will establish the necessary fire lane, public access, utility, and detention easements required to construct two (2) additional metal office/warehouse buildings on the subject property. Currently there are two (2) existing metal office/warehouse buildings situated on the subject property that are addressed as 196 & 216 Ranch Trail Drive.
- ☑ On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] for the purpose of allowing the construction of two (2) additional metal office/warehouse buildings in conjunction with two (2) existing metal office/warehouse buildings on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 7, Block A, Maverick Ranch Addition,* staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History



Project Name Type Subtype	P2020-003 Maverick Ranch PLAT FINAL Staff Review		Own Appli	-	BOB HAN	WLEY UPHRAT	E II		Aj Cl Ex	pplied pproved osed (pired catus	1/17/2020	AG
Site Address 196/216 RANCH TF	RL	City, State Zi ROCKWALL,	•						Zo	oning		
Subdivision MAVERICK RANCH		Tract 5		E A	Block	Lot N 5	lo	Parcel No 4374-000A-0005	-	eneral Pla	n	
Type of Review / Not	es Contact	Sent	Due	Received		Elapsed	l Status		Re	emarks		
BUILDING	Russell McDowell	1/17/2020	1/24/2020	1/21/20	20	4	APPRO	VED				
ENGINEERING (1/24/2020 11:4	Sarah Johnston 4 AM SJ)	1/17/2020	1/24/2020	1/24/20	20	7	СОММ	ENTS				
M - Must includ M - Must label t	e metes and bounds for al he 15' utility easement alc Easement is not going to t	ong the street f	rontage.		ations t	that are	not label	ed.				
FIRE	Ariana Hargrove		1/24/2020	•	20	6	APPRO	VED				
GIS	Lance Singleton	1/17/2020	1/24/2020	1/21/20	20	4	APPRO	VED				
PLANNING	David Gonzales	1/17/2020	1/24/2020	1/23/20	20	6	СОММ	ENTS	Se	ee comm	ents	

Type of Review / Notes	Contact
------------------------	---------

Sent Due

(1/23/2020 6:50 PM DG)

P2020-003; Replat for Lot 7, Block A, Maverick Ranch Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a replat for Lot 7, Block A, Maverick Ranch Addition being a 1.55-acre parcel of land currently identified as Lot 5, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Road.

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-003) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the General Commercial District Standards of Article V, that are applicable to the subject property.

1.5 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

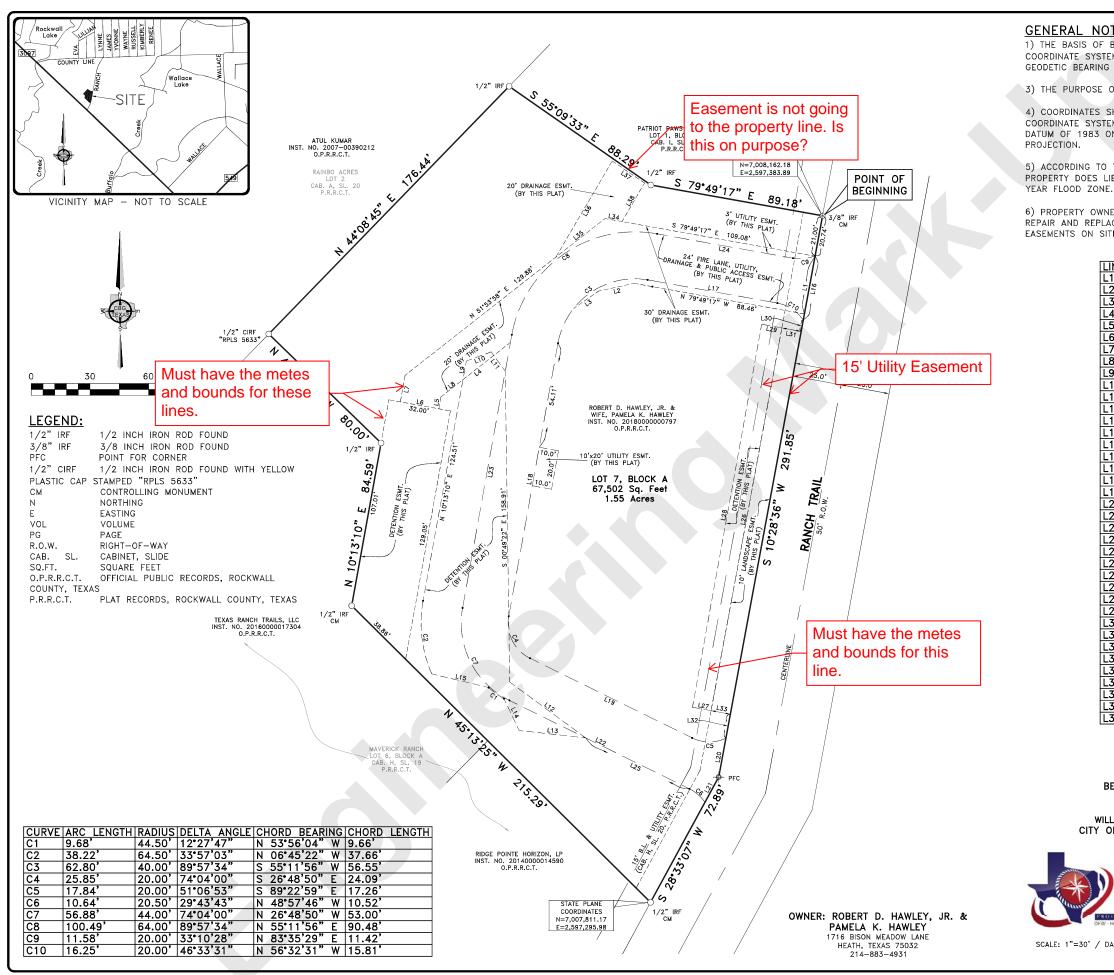
1.6 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.7 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

1.8 The Planning and Zoning Work Meeting will be held on January 28, 2020.

1.9 The City Council meeting for this case is scheduled to be held on February 3, 2020.

I.10 Although this item is on the Consent Agenda for both meetings, staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

3) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.

4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO

5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100

6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

LINE	BE			DISTANCE
L1	S	10°28'36"	W	30.00'
L2	S		W	18.54'
L3	S	55'10'43"	W	15.54'
L4 L5 L6	S	7/*40'43" 55*10'43" 51*53'58" 10*13'10" 79*46'50" 10*13'10" 51*53'58" 10*13'10" 69*32'59" 36*10'02"	W	45.11' 6.22' 20.00'
L5	S	10°13'10"	W	6.22'
L6	Ν	79*46'50"	W	20.00'
L7	Ν	10°13'10"	Е	13.83'
L8	Ν	51*53'58"	Е	14.29'
L9	Ν	10•13'10"	E E E	9.62' 13.50' 12.29' 48.18'
L10	Ν	69°32'59"	Е	13.50'
L11	S	36'10'02"	Ε	12.29'
L12	S	53°39'36"	E E	48.18'
L12 L13	Ν	83*42'22"	W	34.21
L14	Ν	25*21'46"	W	18.05'
L15	Ν	69'32'59 36'10'02" 53'39'36" 83'42'22" 25'21'46" 76'33'14" 10'28'36" 79'49'17"	W	29.92'
L16	S	10°28'36"	W	33.51'
L17	Ν	79*49'17"	W	66.80'
L18 L19	S	10°13'10" 63°49'33"	W E	141.85' 92.35'
L19	Ŝ	63•49'33"	Е	92.35'
L19 L20 L21 L22 L23	S	63'49'33" 10'28'36" 28'33'07" 63'49'32" 10'13'10" 79'49'17" 63'49'32" 10'28'36" 79'45'15" 10'14'45"	W	20 20'
L21	S	28*33'07"	W	14.71' 102.61' 141.85'
L22	Ν	63°49'32"	W	102.61'
L23	Ν	10°13'10"	E E W	141.85'
LZ4	S	79•49'17"	Е	170.55
L25	Ν	63*49'32"	W	59.15'
L26	S	10°28'36"	w	199.00'
L26 L27	Ν	79*45'15"	W	9.69'
L28 L29 L30 L31	Ν	79 45 15 10°14'45" 79°45'15" 10°28'36" 79°31'24" 10°28'36" 79°31'24" 79°31'24"	E	199.00'
L29	S	79 ° 45'15"	Ε	10.49'
L30	S	10 ° 28'36"	W	5.88'
L31	Ν	79 ° 31'24"	W	10.00'
L32	Ν	10•28'36"	Е	12.53'
L32 L33	Ν	79 ° 31'24"	W	10.00'
L34	Ν	79°49'17" 51°53'58" 30°23'40"	W	8.79'
L35	S	51°53'58"	W	31.94'
L36	N	30°23'40"	Е	56.94'
L37	S	55°43′40″	Е	20.00'
L38	S	30°23'40"	W	22.83'

(SHEET 1 OF 2) FINAL PLAT MAVERICK RANCH LOT 7, BLOCK A BEING A REPLAT OF LOT 5, BLOCK A MAVERICK RANCH 67,502 SQ.FT. / 1.55 ACRES WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 SURVEYING TEXAS LLC F 214.349.2216 PRALLAND SURVEYORS Firm No. 10168800 Fast lexas - Austin - San Antonio SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO CASE NO.

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Maverick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife, Pamela K. Hawley by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Mayerick Ranch:

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner:

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas;

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract, a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner:

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5633" for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2007-00390212, Official Public Records. Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner:

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89,18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the MAVERICK RANCH, LOT 7, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the MAYERICK RANCH, LOT 7, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, frees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We. our successors and assians hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, __

Bv:

printed name:

Notary Public in and for the State of Texas

Pamela K. Hawley (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, known to me to be the person whose name is subscribed to the foreacina instrument. and acknowledged to me that he executed the same for the purpose and consideration therein stated

Given upon my hand and seal of office this _____day of_____, ___

By: printed name:

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.



OWNER: ROBERT D. HAWLEY, JR. PAMELA K. HAWLEY 1716 BISON MEADOW LANE HEATH, TEXAS 75032 214-883-4931

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RELEASED FOR REVIEW 01/06/2020 PRELIMINARY. THIS DOCUMENT SHALL NOT DER RECORDED FOR ANY PURPOSSE AND SHALL NOT DE USED OR MEMORIDORI RECOMMENDED FOR FINAL APPROVAL Flanning and Zoning Cemmission Date PEROMENDED FOR FINAL APPROVAL Flanning and Zoning Cemmission Date PEROMENDED FOR FINAL OPPROVAL Flanning and Zoning Cemmission Date Dat	Texas, do hereby certify that I prepared this plat from an actual and accurate survey the land, and that the corner monuments shown thereon were properly placed under m	of
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Texes Registered Professional Land Surveyor No. 5513 RECOMMENDED FOR FINAL APPROVAL Planning and Zoning Commission Date APROVED I hareby certify that the above and foregoing plot of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of	NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.	
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<form><form><form></form></form></form>	Planning and Zoning Commission Date	
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This approval shall be invalid unless the approved plot for such addition is recorded in the office of the County Clerk of Rockwell County, Texas within one hundred eighty (180) days from sold date of final approval. WITNESS OUR HANDS, this day of	I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of	
Mayor, City of Rockwall City Secretary City Engineer City Engineer ENAL PLAT MAXERICK RANCH LOT & BLOCK A BEING A REPLAT OF LOT S, BLOCK A MAXERICK RANCH GJSO2 SQ.FT. / 1.55 ACRES WILLING W. FORD SURVEY, ABSTRACT NO. 80 CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAXERICK RANCH GJSO2 SQ.FT. / 1.55 ACRES WILLING W. FORD SURVEY, ABSTRACT NO. 80 CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAXERICK RANCH GJSO2 SQ.FT. / 1.55 ACRES WILLING W. FORD SURVEY, ABSTRACT NO. 80 CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAXERICK RANCH MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL, ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL FOR HOUSE CITO F ROCKWALL COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL F COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL F COUNTY, TEXAS ENAL PLAT MAY DIA BASIS CITO F ROCKWALL F COUNTY, TEXAS ENAL PLAT MAY DIA BASIS ENAL PLAT MAY DIA BASIS	This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within	
City Secretary City Engineer City Engineer Dity Engineer <t< td=""><td>WITNESS OUR HANDS, this day of,,</td><td></td></t<>	WITNESS OUR HANDS, this day of,,	
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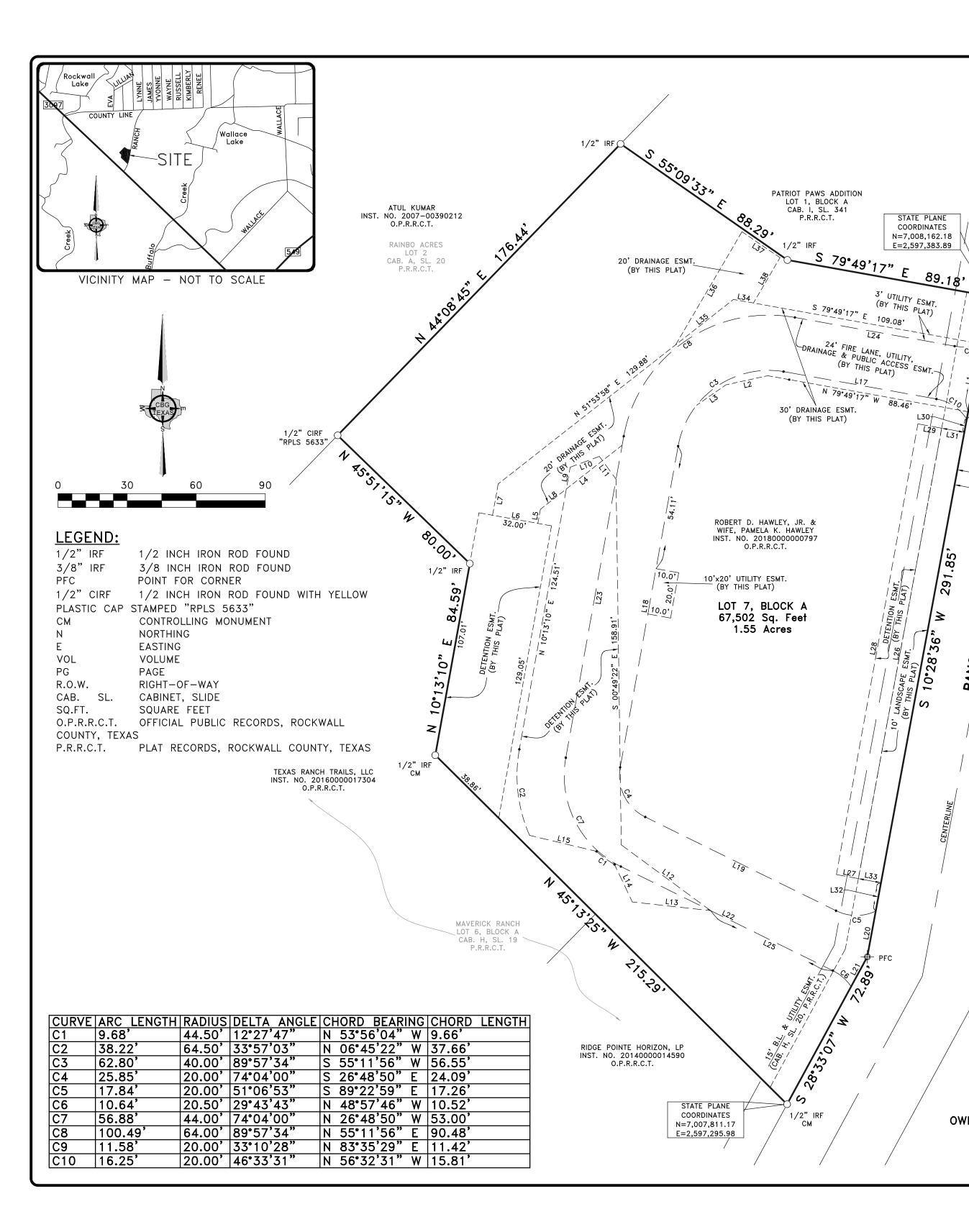


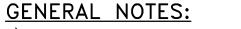


City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

3) THE PURPOSE OF THIS PLAT IS TO CREATE EASEMENTS.

4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES. NO SCALE AND NO PROJECTION.

5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

6) PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE. REPAIR AND REPLACEMENT OF ALL DRAINAGE AND DETENTION EASEMENTS ON SITE.

LINE	BF			DISTANCE
L1	S	10°28'36"	W	30.00'
L2	S	77°40'43"	W	18.54'
L3	S	55°10'43"	W	15.54'
L4	S	51°53'58"	W	45.11'
L5	S	10°13'10"	W	6.22'
$\begin{array}{c c} L1 \\ L2 \\ L3 \\ L4 \\ L5 \\ L6 \\ L7 \\ L9 \\ L10 \\ L11 \\ L12 \\ L13 \\ L14 \\ L15 \\ L16 \\ L17 \\ L18 \\ L19 \\ L20 \\ L21 \\ L22 \\ L23 \\ L24 \\ L25 \\ L26 \\ L27 \\ L28 \\ L29 \\$	<u> </u>	10°28'36" 77°40'43" 55°10'43" 51°53'58" 10°13'10" 79°46'50" 10°13'10" 51°53'58" 10°13'10" 69°32'59" 36°10'02" 53°39'36" 83°42'22" 25°21'46" 76°33'14" 10°28'36" 79°49'17" 10°13'10" 63°49'32" 10°13'10" 79°49'17" 63°49'32" 10°28'36" 79°49'17" 63°49'32" 10°28'36" 79°45'15" 10°28'36" 79°45'15" 10°14'45"	W	30.00' 18.54' 15.54' 45.11' 6.22' 20.00' 13.83' 14.29' 9.62' 13.50' 12.29' 48.18' 34.21' 18.05' 29.92' 33.51' 66.80' 141.85' 92.35' 20.20' 14.71' 102.61' 141.85' 92.35' 20.20' 14.71' 102.61' 141.85' 70.55' 59.15' 199.00' 9.69' 199.00' 10.49'
L7	N	10°13'10"	E	13.83'
L8	N	51°53'58"	E E E E W W	14.29'
L9	N	10°13'10"	E	9.62'
L10	Ν	69°32'59"	Ε	13.50'
L11	S	36°10'02"	E	12.29'
L12	S	53°39'36"	Ε	48.18'
L13	Ν	83°42'22"	W	34.21'
L14	Ν	25°21'46"	W	18.05'
L15	N	76°33'14"	W	29.92'
L16	S	10°28'36"	W	33.51'
L17	N	79°49'17"	W	66.80'
L18	S	10°13'10"	W	141.85'
L19	S	63°49'33"	E	92.35'
L20	S	10°28'36"	EW	20.20'
L21	S	28°33'07"	W	14.71'
L22	Ν	63°49'32"	W E E W W E E E E	102.61'
L23	Ν	10°13'10"	Ε	141.85'
L24	S	79°49'17"	Ε	70.55'
L25	Ν	63°49'32"	W	59.15'
L26	S	10°28'36"	W	199.00'
L27	Ν	79°45'15"	W	9.69'
L28	Ν	10°14'45"	Ε	199.00'
L29	S	70015115"		10.49'
L30	S	10°28'36"	W	5.88'
L31	Ν	79*31'24"	W	10.00'
L32	Ν	10°28'36"	Ε	12.53'
L33	Ν	79°31'24"	E W W	10.00'
L34	Ν	79°49'17"	W	8.79'
L35	S	51°53'58"	W	31.94'
L36	Ν	30°23'40"	Ε	56.94'
L30 L31 L32 L33 L34 L35 L36 L37 L38	N N N N N N N N	79 45 15 10°28'36" 79°31'24" 10°28'36" 79°31'24" 79°49'17" 51°53'58" 30°23'40" 55°43'40" 30°23'40"	E E	10.49 5.88' 10.00' 12.53' 10.00' 8.79' 31.94' 56.94' 20.00' 22.83'
	C	30.22,40"	W	22 83

(SHEET 1 OF 2)

FINAL PLAT MAVERICK RANCH LOT 7, BLOCK A BEING A REPLAT OF LOT 5, BLOCK A MAVERICK RANCH 67,502 SQ.FT. / 1.55 ACRES WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485

OWNER: ROBERT D. HAWLEY, JR. & PAMELA K. HAWLEY 1716 BISON MEADOW LANE HEATH, TEXAS 75032 214-883-4931

POINT OF

BEGINNING

3/8" IRF

CM

50.0'

25.0'

25.0'

RANCH TRAIL

130+

L29/L31

291.

|≥

0*28'36"

5

SCALE: 1"=30' / DATE: 10/09/2019 / JOB NO. 1728827-PLAT / DRAWN BY: TO CASE NO. _

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

Whereas, Robert D. Hawley, Jr. and Pamela K. Hawley, BEING THE OWNERS OF A TRACT OF LAND in the County of Rockwall, State of Texas, said tract being described as follows:

Being a tract of land situated in the William W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas and being all of Lot 5, Block A of Mayerick Ranch, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet H, Slide 19, Plat Records, Rockwall County, Texas, and being all of a tract of land conveyed to Robert D. Hawley and wife. Pamela K. Hawley by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 20180000000797, Official Public Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8 inch iron rod found for corner, said corner being along the West right of way line of Ranch Trail (50 foot right of way), said corner being the Southeast corner of Lot 1, Block A, Patriot Paws Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet I, Slide 341, Plat Records, Rockwall County, Texas, said corner being the Northeast corner of Lot 5, Block A of said Mayerick Ranch:

THENCE South 10 degrees 28 minutes 36 seconds West along the West line of said Ranch Trail, a distance of 291.85 feet to a point for corner;

THENCE South 28 degrees 33 minutes 07 seconds West along the Northwest line of said Ranch Trail, a distance of 72.89 feet to a 1/2 inch iron rod found for corner, said corner being the East corner of a tract of land conveyed to Ridge Pointe Horizon, LP by Warranty Deed with Vendor's Lien recorded in Instrument No. 20140000014590, Official Public Records, Rockwall County, Texas:

THENCE North 45 degrees 13 minutes 25 seconds West along the Northeast line of said Ridge Pointe Horizon, LP tract. a distance of 215.29 feet to a 1/2 inch iron rod found for corner, said corner being an ell corner of a tract of land conveyed to Texas Ranch Trails, LLC, a Texas limited liability company by Special Warranty Deed recorded in Instrument No. 20160000017304, Official Public Records, Rockwall County, Texas;

THENCE North 10 degrees 13 minutes 10 seconds East along a East line of said Texas Ranch Trails, LLC tract, a distance of 84.59 feet to a 1/2 inch iron rod found for corner:

THENCE North 45 degrees 51 minutes 15 seconds West along a Northwest line of said Texas Ranch Trails, LLC tract, a distance of 80.00 feet to a 1/2 inch iron rod found with yellow plastic cap stamped "RPLS 5633" for corner, said corner being along the Southeast line of a tract of land conveyed to Atul Kumar by Special Warranty Deed with Vendor's Lien recorded in Instrument No. 2007-00390212, Official Public Records, Rockwall County, Texas;

THENCE North 44 degrees 08 minutes 45 seconds East along the Southeast line of said Kumar tract, a distance of 176.44 feet to a 1/2 inch iron rod found for corner, said corner being a West corner of Lot 1, Block A of said Patriot Paws Addition;

THENCE South 55 degrees 09 minutes 33 seconds East along a Southwest line of Lot 1, Block A of said Patriot Paws Addition, a distance of 88.29 feet to a 1/2 inch iron rod found for corner:

THENCE South 79 degrees 49 minutes 17 seconds East along a South line of Lot 1, Block A of said Patriot Paws Addition, a distance of 89.18 feet to the POINT OF BEGINNING and containing 67,502 square feet or 1.55 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the MAVERICK RANCH, LOT 7, BLOCK A, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the MAVERICK RANCH, LOT 7, BLOCK A have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and autter, water and sewer, drainage structures, storm structures, storm sewers, and allevs, all according to the specifications of the City of Rockwall.

7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done: or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

By: _____

Robert D. Hawley, Jr. (Owner)

STATE OF TEXAS

COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert D. Hawley, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, ____, ____,

By:

printed name:

Notary Public in and for the State of Texas

By: _____ Pamela K. Hawley (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Pamela K. Hawley, known to me to be the person whose name is subscribed to the foregoing instrument. and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____day of_____, ____,

By:

printed name:

Notary Public in and for the State of Texas

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation. assurance or augrantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

OWNER: ROBERT D. HAWLEY, JR. & PAMELA K. HAWLEY 1716 BISON MEADOW LANE HEATH, TEXAS 75032 214-883-4931

SURVEYOR'S CERTIFICATE:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Dated this the_____ day of _____, ____, ____,

RELEASED FOR REVIEW 01/06/2020 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Brvan Connally

Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of_____.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, ____,

Mayor, City of Rockwall

City Secretary

APPROVED

City Engineer

(SHEET 2 OF 2)

MAVERICK RANCH LOT 7, BLOCK A BEING A REPLAT OF LOT 5, BLOCK A MAVERICK RANCH 67,502 SQ.FT. / 1.55 ACRES WILLIAM W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL. ROCKWALL COUNTY. TEXAS

FINAL PLAT



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 www.cbginctx.com

SCALE: 1"=60' / DATE: 1/14/2019 / JOB NO. 1826001 / DRAWN BY: TO

CASE NO. ____



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 28, 2020
APPLICANT:	Anna C. Blackwell; Carrillo Engineering, LLC
CASE NUMBER:	P2020-004; Lots 29 & 30, Block A, Lake Ridge Estates Addition

SUMMARY

Consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 1.1755-acre parcel of land (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) for purpose of dedicating right-of-way for Glen Hill Way (*i.e. 0.214-acre portion*) and establishing two (2) lots (*i.e. Lots 29 & 30, Block A, Lake Ridge Estates Addition*) to allow for the construction of a strip retail center (*i.e. Lot 29*). The 0.116-acre parcel (*i.e. Lot 30*) is proposed to be dedicated to the City of Rockwall as open space, for the purpose of establishing a pocket park at the entrance of the Harbor District. The Planning and Zoning Commission and City Council will act on this request as part of an *Alternative Tree Mitigation Settlement Agreement* proposal that the applicant has submitted as *Case No. MIS2020-001*.
- ☑ On February 17, 2003, the City Council approved a zoning change for the subject property from an Agricultural (AG) District to a General Retail (GR) District by Ordinance No. 03-08 [Case No. PZ2002-095-01]. This designation was changed to Planned Development District 32 (PD-32) on September 20, 2010 by Ordinance No. 10-21. On November 12, 2019, the Planning and Zoning Commission approved a site plan [*i.e.* SP2019-037] and associated variances for the strip retail center on the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 29 & 30, Block A, Lake Ridge Estates Addition,* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* for the open space/park area (*i.e. Lot 30*) or satisfaction of the remaining tree mitigation balance prior to the filing of the final plat;
- (3) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

City of Rockwall

Project Plan Review History



Project Name 2 Type 5 Subtype 1	22020-004 2930 Ridge Road PLAT REPLAT P&Z HEARING		Owne Appli	-	EDDIE N ANNA C		VELL		Applied Approved Closed Expired Status	1/17/2020 1/24/2020	AG DG
Site Address		City, State Zi	р								
2930 SOUTH RIDGE	RD	ROCKWALL,	TX 75032						Zoning		
Subdivision		Tract			Block	Lot I	No	Parcel No	General Pla	in	
MURPHY PLAZA ADI	DITION PH 2	26				26		4210-0000-0026-00	D-OR		
Type of Review / Note	es Contact	Sent	Due	Receiv	ed	Flanse	d Status		Remarks		
BUILDING	Russell McDowell	1/17/2020	1/24/2020	1/21/2		4	APPROV	ΈD			
ENGINEERINGSarah Johnston1/17/20201/24/20201/24/20207COMMENTS(1/24/2020 9:48 AM SJ)M - Must dedicate ROW for Glenn Hill Way. This plat shows that it is being abandoned.7COMMENTSM - Must include the "Separate Instrument Numbers" now.M - Include a 10' Pedestrian Access and Utility Easement along Ridge Road.7COMMENTSM - Include a 10' Utility Easement on Lot 30 along Glenn Hill Way.1/24/20201/24/20207COMMENTS											
FIRE	f Lot 30 should be labeled Ariana Hargrove		1/24/2020			6	APPROV	'ED			
· · · · -		_, _ , _ , _ 320	_,, _020	_, _0, .		U					
GIS (1/21/2020 4:23 Check northside	Lance Singleton PM LS) bearing for bust. Will not		1/24/2020	1/21/2	2020	4	COMME	NTS	See comm	ients	
PLANNING	David Gonzales		1/24/2020	1/23/2	2020	6	COMME	INTS	See comm	ents	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status
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(1/23/2020 6:34 PM DG)

P2020-004; Replat for Lots 29 & 30, Block A, Lake Ridge Estates Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a replat for Lots29 & 30, Block A, Lake Ridge Estates Addition being a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-004) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 32 (PD-32), the Scenic Overlay (SOV) District and the General Commercial District Standards of Article V, that are applicable to the subject property.

M. 5 Correct Title Block heading to read Final Plat (i.e. not Replat).

M.6 Label the building lines where adjacent to a street.

M.7 Label all existing and proposed easements relative to the site and include the type, purpose and width.

M.8 Label the right-of-way width and street centerline for each street both within and adjacent to the development

M.9 Prior to the filing of the plat, an approval by the City Council for an Alternative Tree Mitigation Settlement Agreement for the open space/park area (i.e. Lot 30) will be required. This will be listed as a condition of approval

M.10 Have the areas along Cemetery Road been abandoned? If not, when will they be abandoned? Please provide the filing documentation indicating these areas havebeen abandoned along Cemetery Road, the right-of-way dedication adjacent to and south of Cemetery Road, and the dedication of right-of-way for the areas south of Cemetery Road that are labeled as pedestrian easements. This will be listed as a condition of approval

I.11 Please provide two (2) large copies [18" X 24" FOLDED] and one PDF version for a subsequent/final review by staff.

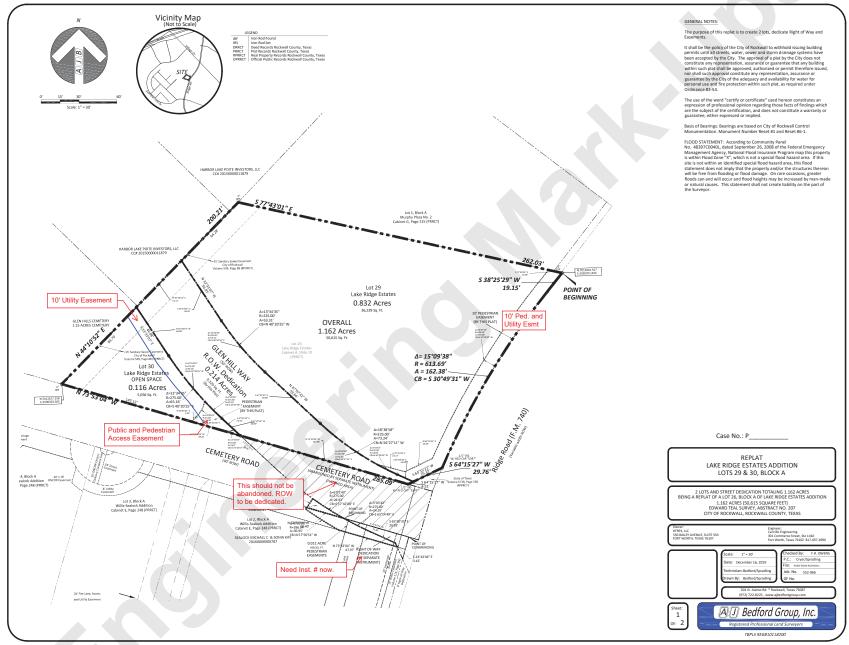
I.12 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections and return to staff as soon as practical, and provide any additional information that is requested

M.13 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.14 The Planning and Zoning Work Meeting will be held on January 28, 2020.

I.15 The City Council meeting for this case is scheduled to be held on February 3, 2020.

I.16 Although this item is on the Consent Agenda's for both meetings, staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



S552-CLAYMOORE ENGINEERING\ROCKWALL\RIDGE RD\RIDGE ROAD ROCKWALL 2019-12-18.d/wg. REPLAT, 1/17/2020

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follow

BEING a 1.162 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of 613.69 feet and a chord bearing of South 30°49'31" West;

THENCE with said curve to the left through a central angle of 15'09'38" for an arch length of 162.38 feet to a % inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, SOUTH 64°15'27" WEST a distance of 29.76 feet to a ½ inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, NORTH 73°53'04" WEST a distance of 285.09 feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills n Hills Cemetery

THENCE departing the north right of way of said Cemetery Road NORTH 44°10'52" FAST a distance No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, SOUTH 77°43'01" EAST a distance of 262.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.162 acres or 50.615 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We, HFRP1, LLC, the undersigned owner of the land shown on this plat, and designated herein as the LAKE RIDGE ESTATES ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public foreward silterstes, alley, parks, water course, drains, essements and public places thereon shown on the purpose and consideration therein expressed. We further expressed with that all other parties who have a mortgage or lien interest in the IAKE RIDGE ESTATES ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and following: following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or geress to, from and upon the said easement strips for purpose of construction, neconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivisi

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person unit the developer and/or owner has compliated with all requirements of the Subdyoin Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual haritaliation of streets with the required base and paving, curve hand gutter, water and sever, drainage structures, storm structures, storm servers, and alleys, all according to the specifications of the City of Rockwall

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer Until an escrow depoit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city scretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rate, so have the same made by the city of the make within the time stated in such writen agreement, but in no case shall the City be colligated to make such improvements at private such writen agreement, but in no case shall the City be colligated to make such progresses in making such improvements by making certified requisitions to the city scretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City Wer, my (our) successions and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R, Owen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision. "Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen Registered Professional Land Surveyor No. 5387 frank@ajbedfordgroup.com A.J. Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

HFRP1, LLC	

Title

STATE OF TEXAS COUNTY OF ROCKWAL

Before me, the undersigned authority, on this day personally appeared ______, mown to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this day of 2020

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL Planning and Zoning Commission Date APPROVED I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by

the City Council of the City of Rockwall on the _____ day of ___ 2020 This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this day of 2020

Mayor, City of Rockwall City Secretary City Engineer

GENERAL NOTES:

The purpose of this replat is to create 2 lots, dedicate Right of Way and

It shall be the policy of the City of Rockwall to withhold issuing building It shall be the policy of the CLY of Rockwall to withhold issuing building permits until all strets, water, sever and storm drainage systems have been accepted by the CLY. The approval of a plat by the CLY does not within such plat hall be approved, untorted or permit therefore issued, nor shall such approval constitute any representation, assurance or personal use and the protection within such plat, as required under Ordnance B3-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area, thi site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Case No.: P_

REPLAT LAKE RIDGE ESTATES ADDITION LOTS 29 & 30, BLOCK A

2 LOTS AND STREET DEDICATION TOTALING 1.162 ACRES BEING A REPLAT OF A.LOT 26, BLOCK A OF LAKE RIDGE ESTATES ADDITION 1.162 ACRES (SOLDS SQLARE FET) EDWARD TEAL SURVEY, ABSTRACT NO. 207 CITY OF ROCKWALL CONTRY, TEXAS

550 BAILEY AVENUE, SUITE 550 FORT WORTH, TEXAS 76107 Ste 1410

ob. No. 552-066 301 N. Alamo Rd. * Roc Sheet: 2

A D Bedford Group, Inc.

TBPIS REG#10118200

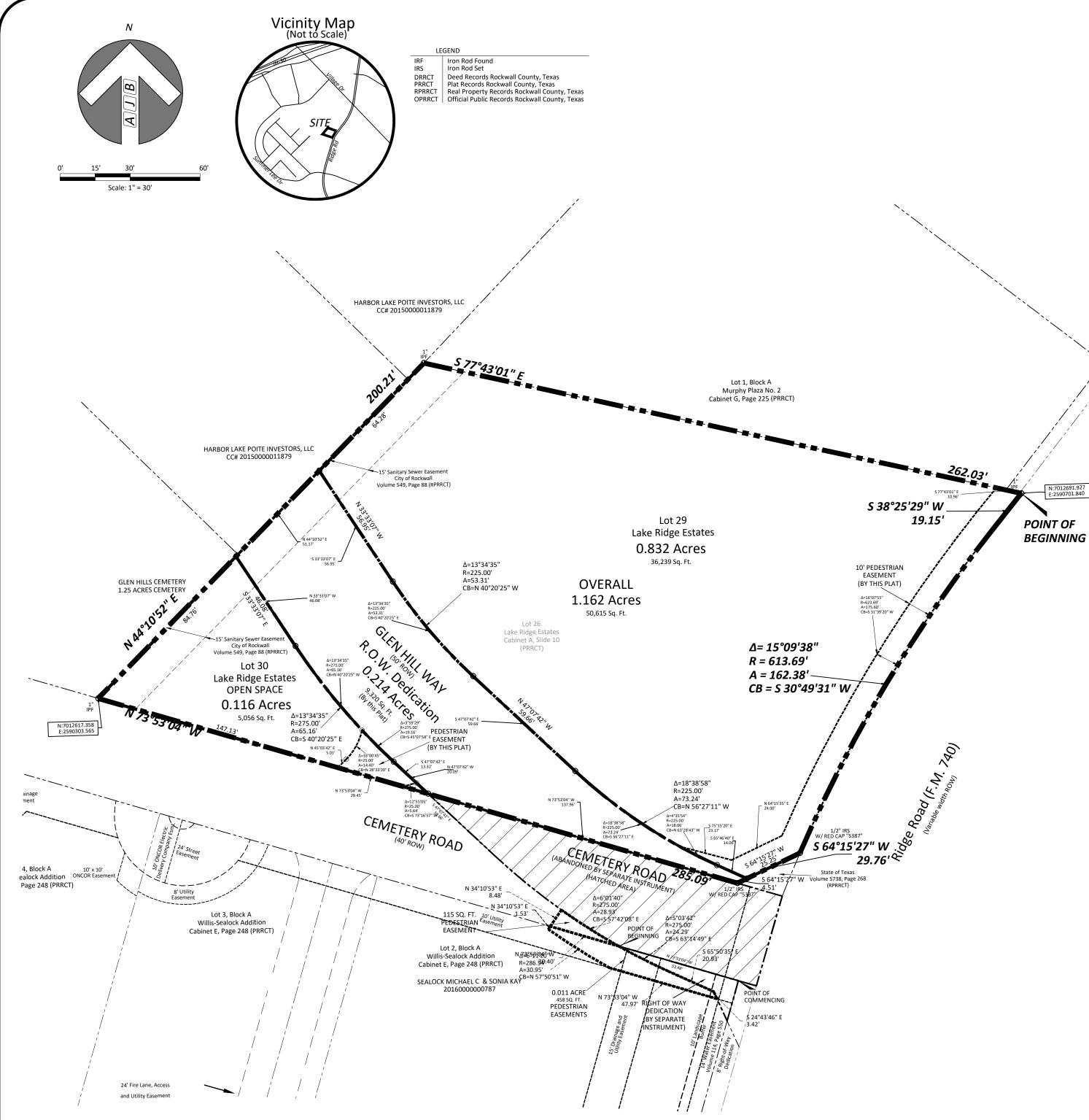




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





AA



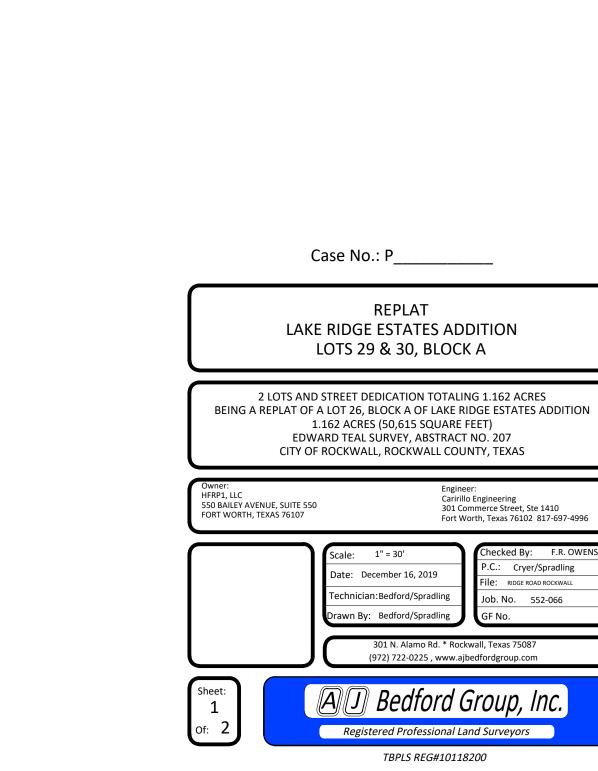
The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

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N:7012691.927 E:2590701.840

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

HFRP1, LLC, BEING THE OWNER OF A TRACT OF LAND IN THE COUNTY OF ROCKWALL, STATE OF TEXAS, said tract being described as follows:

BEING a 1.162 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 26, Block A of Lake Ridge Estates Addition an addition to the City of Rockwall according to the plat recorded in Cabinet A, Slide 10, Map Records, Rockwall County, Texas (MRRCT) and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for corner located in the west right of way line of Ridge Road (F.M. 740) (Variable width ROW) and being the northeast corner of said Lot 26 and being the beginning of a curve to left having a radius of 613.69 feet and a chord bearing of South 30°49'31" West;

THENCE with said curve to the left through a central angle of 15°09'38" for an arch length of 162.38 feet to a $\frac{1}{2}$ inch iron rod set with a red cap marked "5387" for the north corner of a corner clip of said Ridge Road and Cemetery Road (40' right of way);

THENCE along said corner clip of said Ridge Road and Cemetery Road, **SOUTH 64°15'27'' WEST** a distance of **29.76** feet to a ½ inch iron rod set with a red cap marked "5387" for corner and being located in the north right of way line of said Cemetery Road;

THENCE along said north right of way of said Cemetery Road, NORTH 73°53'04" WEST a distance of **285.09** feet to a 1 inch iron pipe found for corner and being the southeast corner of Glen Hills Cemetery;

THENCE departing the north right of way of said Cemetery Road, NORTH 44°10'52" EAST a distance of **200.21** feet to a 1 inch iron pipe found for corner and being the west corner of Lot 1, Block A, Murphy Plaza No. 2 Addition per plat recorded in Cabinet G, Slide 225, Map Records, Rockwall County, Texas;

THENCE along the common line of said Lot 29 and said Lot 1, Block A, SOUTH 77°43'01" EAST a distance of 262.03 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 1.162 acres or 50,615 square feet of land more or less.

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Frank R. Owen, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Frank R. Owen Registered Professional Land Surveyor No. 5387 frank@ajbedfordgroup.com A.J. Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

We, HFRP1, LLC, the undersigned owner of the land shown on this plat, and designated herein as the LAKE RIDGE ESTATES ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the LAKE RIDGE ESTATES ADDITION subdivision have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; We, my (our) successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein

HFRP1, LLC

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared _ , known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this _____ day of _____

Notary Public in and for the State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the day of , 2020.

Mayor, City of Rockwall

__, 2020

Date

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of ____ , 2020.

City Secretary

City Engineer

GENERAL NOTES:

The purpose of this replat is to create 2 lots, dedicate Right of Way and Easements.

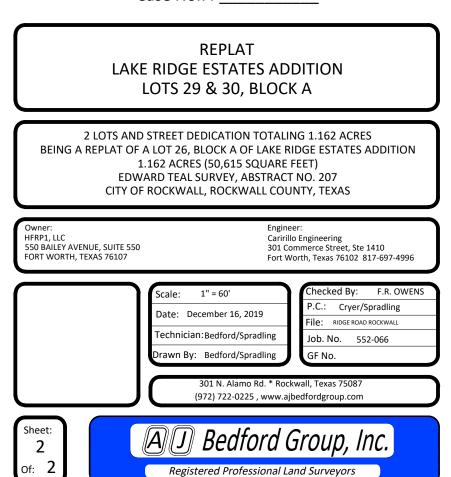
It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on City of Rockwall Control Monumentation. Monument Number Reset #1 and Reset #6-1.

FLOOD STATEMENT: According to Community Panel No. 48397C0040L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

Case No.: P_____



TBPLS REG#10118200



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	January 28, 2020
APPLICANT:	Kevin Patel; Triangle Engineering, LLC
CASE NUMBER:	P2020-005; Lots 1-7, Block A, 276 Rockwall Addition

SUMMARY

Consider a request by Kevin Patel of Triangle Engineering, LLC on behalf of Gene Cooper of Howell MTN RE, LLC for the approval of a preliminary plat for a 39.53-acre tract of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of SH-276 and SH-205, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting approval of a preliminary plat for a 39.53-acre tract of land (*i.e. Lot 1, Block A, Rockwall Hospital Addition*), which depicts the subject property being subdivided into seven (7) lots (*i.e. Lots 1-7, Block A, 276 Rockwall Addition*). The preliminary plat also shows a preliminary layout for the fire lane, public access, utility, and drainage and detention easements necessary to develop the subject property.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the preliminary plat for *Lots 1-7, Block A, 276 Rockwall Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

ENGINEERING

Sarah Johnston

City of Rockwall



Project Plan Review History

Project Name Type Subtype	P2020-005 276 ROCKWALL ADDITION PLAT PRELIMINARY Staff Review		Owne Appli		NE COOPER VIN PATEL			Applied Approve Closed Expired Status	1/17/2020 d	AG
Site Address		City, State Zi ,	p					Zoning		
Subdivision		Tract		Blo	ock Lot	No	Parcel No	General	Plan	
Type of Review / Not	tes Contact	Sent	Due	Received	Elaps	ed Status		Remark	5	
BUILDING Elevation	Russell McDowell	1/17/2020	1/24/2020	1/21/2020) 4	APPROV	/ED			

7 COMMENTS

1/17/2020 1/24/2020 1/24/2020

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

(1/24/2020 1:36 PM SJ)

M - Minimum easement width is 20'. Standards of Design 5.1.3

M - Water, sewer, and public storm lines must be centered in a 20' Min. Easement. If two lines are running parallel, there must be 10' of spacing for a 30' easement total. Standards of Design 5.1.3

- M No utility lines in the detention easement. Standards of Design 5.1.3
- M Cannot detain in the 100-year floodplain. Detention outfall to be above the 100-year WSEL for Buffalo Creek. Standards of Design Sect 3.
- M Must dedicate ROW for Sids Rd(65' ROW, 32.5' from the existing CL) if not already done so. Must build half of Sids road. Master Throroughfare Plan
- M Must include a 10' utility easement along all street frontage. Standards of Design Section 5.
- M 60' Minimum lot frontage. Verify that the flag lots are at least 60' wide.
- M Sids Road must be constructed with concrete not asphalt. Master Throroughfare Plan
- M Show floodplain per City Master Drainage Study with elevations. If encroaching in the floodplain, a flood study will be required. Review fees apply.

The following is for your information for engineering review.

- I Sewer Pro-rata: \$22.56/acre.
- I Sidewalk for existing sidewalk down SH205 Pro-rata: \$17.50/LF
- I Must have detention. If 20 acres or more are draining to the detention pond, the Unit Hydrograph Method must be used. Review fees apply. Standards of Design Sect 3.
- I Driveway spacing on Sids must be per Standards of Design Section 2.6.
- I Driveway spacing on SH205 must be per TXDOT standards. TXDOT Permit required.
- I 4% Engineering fees
- I Impact fees
- I Engineering Review fees apply.

I - Water, sewer, and public storm lines must be centered in a 20' Min. Easement. If two lines are running parallel, there must be 10' of spacing for a 30' easement total. Standards of Design 5.1.3

- I Retaining walls 3' and over must be engineered.
- I All retaining walls to be rock or stone face. No smooth concrete walls.
- I No walls ineasements, including detention.
- I No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.
- I Parking against the building and nose-to-nose must be 20'x9'. Other parking must be 18'x9' with 2' clear overhang.
- I Fire lane 20' radius if the building is 36' or less. If taller than 36', then the fire lane radius is 30'.
- I May need to fire sprinkle the buildings based on use.
- I Dumpster area to drain to oil/water separator then storm lines.

I - Must meet all City Standards of Design and Construction.

FIRE	Ariana Hargrove	1/17/2020 1/24/	2020 1/23/2020	6	APPROVED	
GIS	Lance Singleton	1/17/2020 1/24/	2020 1/21/2020	4	APPROVED	
PLANNING	Korey Brooks	1/17/2020 1/24/	2020 1/24/2020	7	COMMENTS	Comments

Contact	Sent	Due	Received	Elapsed Status	Remarks

P2020-005; Lots 1-7, Block A, 276 Rockwall Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is consider a request by Kevin Patel of Triangle Engineering LLC on behalf of Gene Cooper of Howell MTN RE, LLC for the approval of a preliminary plat for a 39.53-acre tract of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, located at the northwest corner of the intersection of SH-276 and SH-205.

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2020-005) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

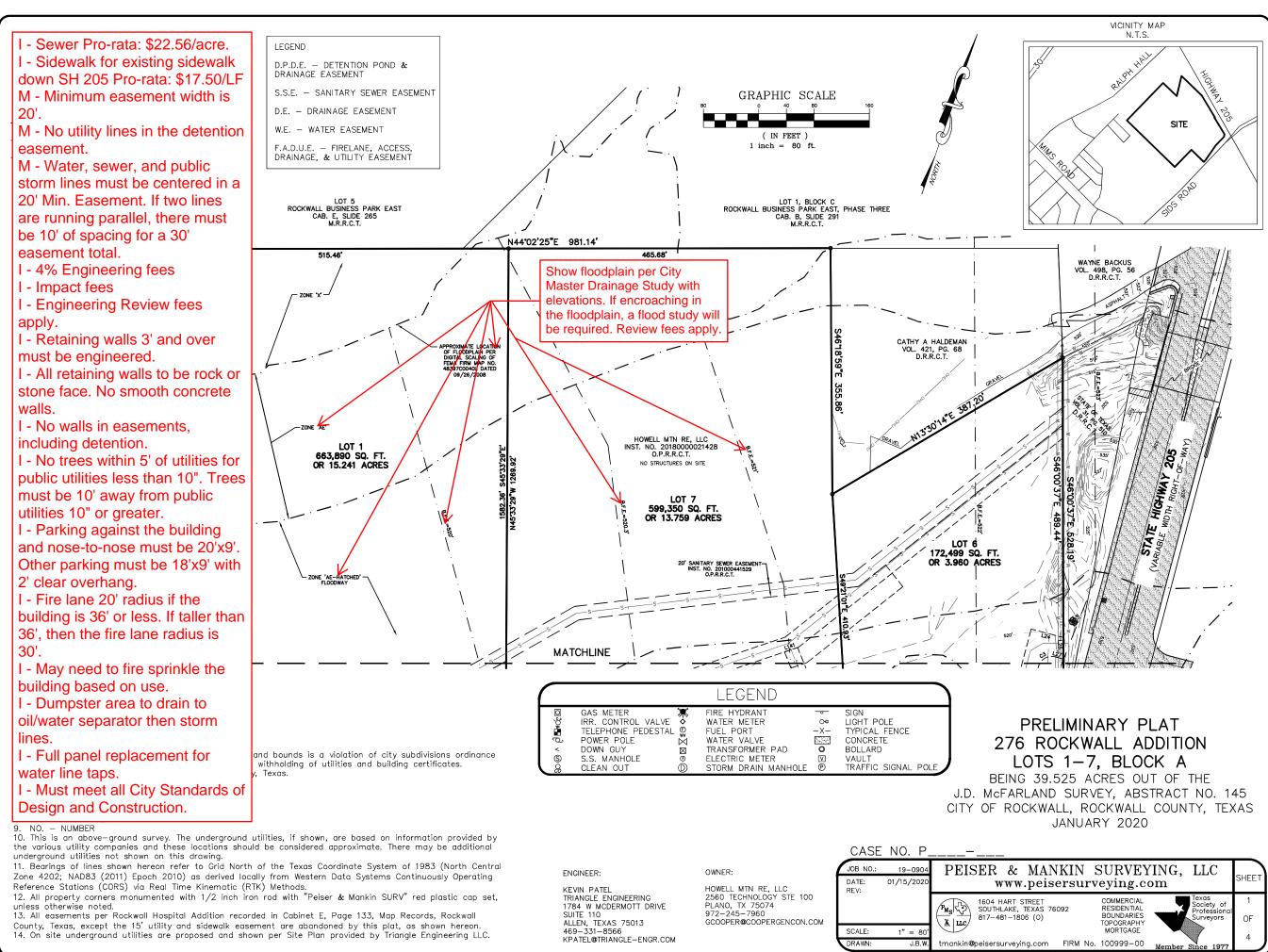
1) Please provide prelim drainage plan and prelim storm and sanitary sewer plans

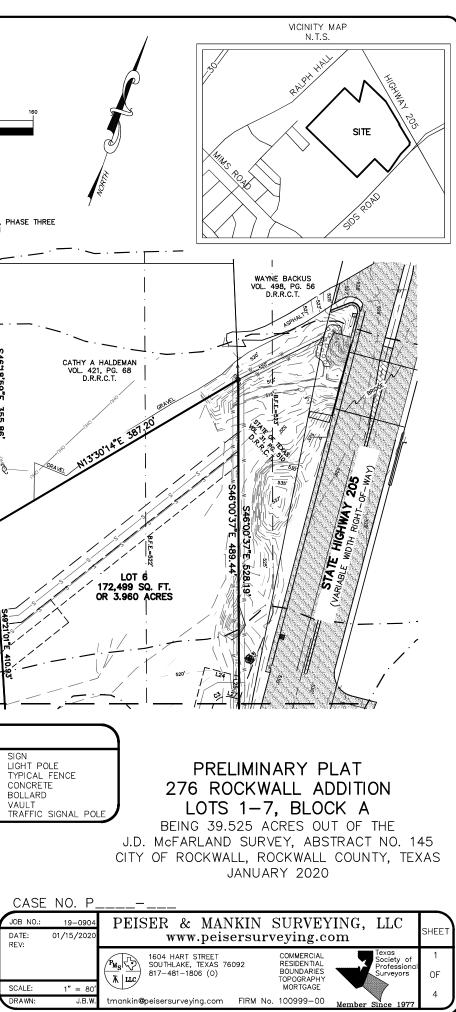
- 2) Please show and label front setbacks
- 3) Please show centerline of Sids Road.
- 4) Since this is a prelim plat, please remove dedication language.

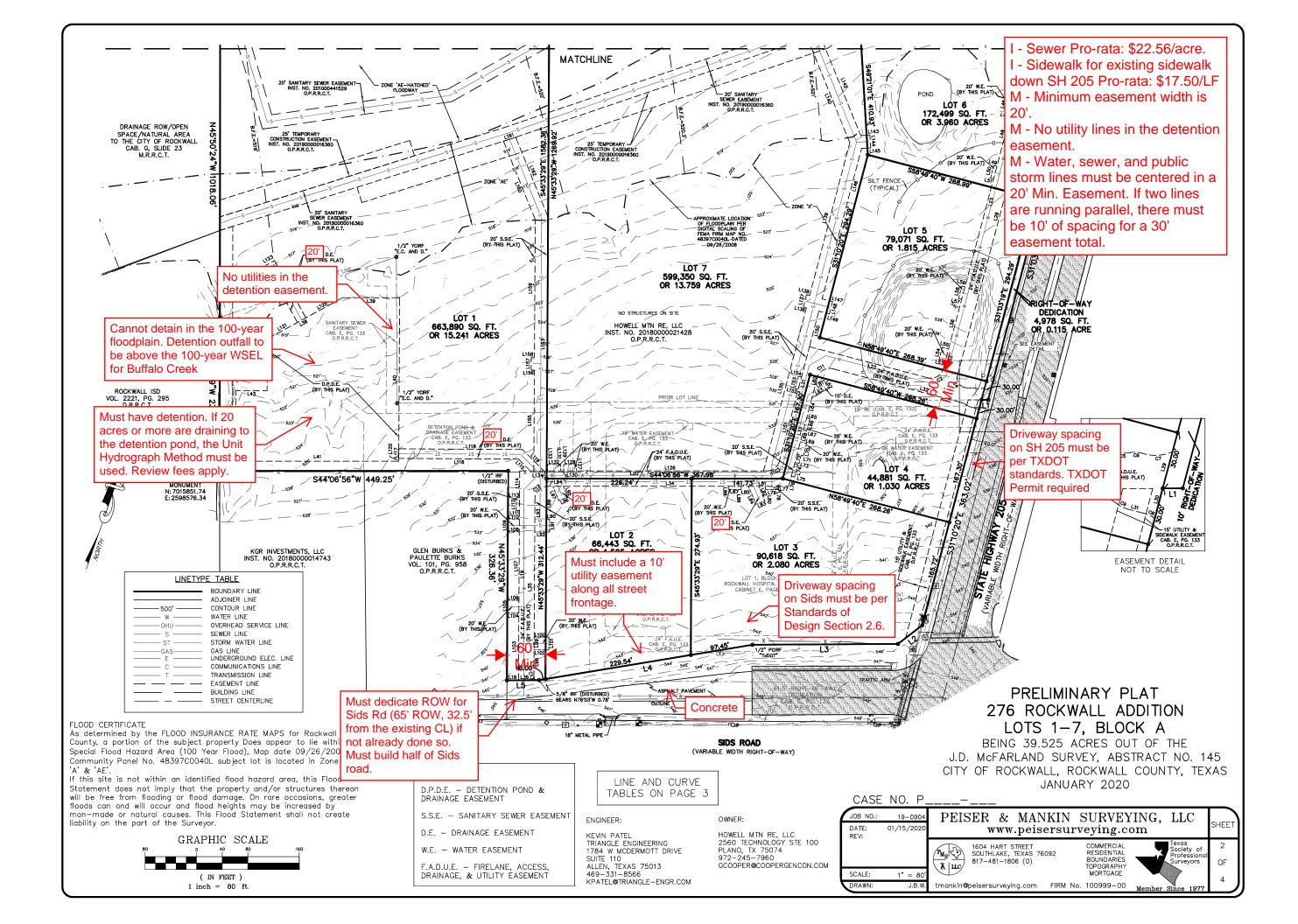
I.6 Please note that failure to address all comments provided by staff by5:00 PM on February 4, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

1.7 The Planning & Zoning Meeting January 28, 2020.

I.8 The City Council Meeting for this case is February 3, 2020.







	LINE TABLE BEARING S 43'46'25" W	DISTANCE	LINE	BEARING	DISTAN
LINE L1	S 43'46'25" W	10.43	L83	BEARING S 21*36'56" W	15.00
L2	S 06'30'28" W	48.02	L84	N 68 23'04" W	30.59
L3	S 43'47'29" W	226.50'	L85	S 44'06'56" W	11.39
L4	S 34 42'42" W	336.99'	L86	S 45 53 04" E	5.00
L5	S 43'47'05" W	50.15	L87	S 44*06'56" W	20.00
L6	S 45'09'29" W	52.35'	L88	IN 455504 WI	5.00'
L7	S 34'42'42" W	10.22'	L89	S 45'33'29" E N 44'26'31" E	51.18
L8	N 31'09'22" W	27.77'	L90	N 44°26'31" E	5.00
L9	N 58'50'38" E	243.39	L91	S 45'33'29" E	20.00
		243.33			
L10	S 58 50'38" W	193.31'	L92	S 44°26'31" W	23.00
L11	S 45'06'15" W	51.52'	L93	N 45'33'29" W	51.28
L12	S 31'09'22" E	150.44'	L94	N 44*06'56" E	7.95
L13	N 13'07'58" E	128.65'	L95	S 68'23'04" E	18.08
L14	N 0819'58" E	47.49'	L96	S 21'36'56" W	15.00
L15	N 20'07'18" F	41.44	L97	N 68'23'04" W	24.29
L16	N 58'50'38" E N 59'45'42" E	145.00'	L98	N 45'33'29" W N 45'33'29" W	39.70
	N 59'45'42" E			N 45'77'00" W	
L17	N 59'45'42" E	24.06'	L99	N 45'33'29" W	20.00
L18	N 43'47'05" E	18.00'	L100	IN 44 20 JI E	23.00
L19	N 45'33'29" W	326.26′	L101	S 45'33'29" E	20.00
L20	N 44'06'56" E	385.23'	L102	S 44°26'31" W	23.00
L21 L22	N 31'10'20" W	184.62'	L103	N 45'33'29" W S 44'26'31" W N 45'33'29" W	104.5
L22	N 58'49'40" E	190.39'	L104	S 44'26'31" W	18.00
L23		566.04'		N 45 33 29" W	20.00
	N 31'03'19" W	566.94	L105	N 45'33'29" W	
L24	N 58'49'40" E	48.12'	L106	N 44 26 31 E	18.00
L25	S 46'00'37" E	31.03	L107	N 45'33'29" W	106.69
L26	N 46'00'37" W	53.76'	L108	S 44'26'31" W	18.00
L27	S 58'49'40" W	12.17'	L109	N 45'33'29" W	20.00
L28	S 31.03'19" E	521.91	L110	N 44'26'31" F	18.00
	S 30'56'07" F	19.80'		S 44'26'31" W	
L29	<u>S 30*56'07" E</u>		L111		5.00
L30	S 31'10'20" E	16.01	L112	N 45 33'29" W	20.00
L31	S 58°49'40" W	7.87'	L113	N 44°26'31" E	5.00
L32	S 58'49'40" W	207.18'	L114	N 45'39'07" W	41.80
L33	S 31°10'20" E S 44°06'56" W	174.56'	L115	S 89'06'56" W S 44'26'31" W	25.89
L34	S 44'06'56" W	375.41	L116	S 44'26'31" W	186.5
L35					
		274.77	L117		15.00
L36	S 43'47'05" W	25.44	L118	N 44*26'31" E	192.7
L37	N 45'50'39" W	80.41'	L119	N 89°06'56" E	47.06
L38	N 15°23'01" E N 44°06'56" E	133.90'	L120	S 45'33'29" E	4.37
L39	N 44'06'56" E	88.96'	L121	N 15'23'01" E	53.78
L40	S 45'33'29" E	254.77'	L122	N 74'36'59" W	101.7
L41	S 44'06'56" W	253.81'	L123	N 15°23'01" E	
	3 44 00 J0 W				15.00
L42	N 45'50'39" W	110.27'	L124	S 74 36'59" E	101.7
L43	N 44 26 31" E	48.75	L125	S 15°23'01" W	65.13
L44	S 31'03'19" E	135.24'	L126	S 44*06'56" W	291.3
L45	S 58*56'41" W	10.00'	L127	N 45°53'04" W	10.00
L46	S 31'03'19" E	20.00'	L128	S 44'06'56" W	20.00
L47	N 58'56'41" E	10.00'	L129	S 45'53'04" E	10.00
	S 31°03'19" E			C 4400'EC" W	
L48	S 31°03'19" E S 58°56'41" W	85.80'	L130		5.19
L49	S 58°56'41" W	5.00'	L131	N 45°53'04" W	10.00
L50	S 31°03'19" E	20.00'	L132	S 44'06'56" W	20.00
L51	N 58'56'41" E	5.00'	L133	S 45'53'04" E	10.00
L52	N 31°03'19" W	11.70'	L134	S 44'06'56" W	5.79
L53	S 58'56'41" W	10.00'	L135	N 31'10'20" W	262.5
	N 31'03'10" W	20.00'			
L54	N 31'03'19" W N 58'56'41" E		L136		5.00
L55	N 58'56'41" E	10.00'	L137		20.00
L56	N 31'03'19" W	80.09	L138	N 58*51'16" E	5.00
L57	<u>S 58°56'41" W</u>	5.00'	L139	N 3110'20" W	246.2
L58	N 31°03'19" W	20.00'	L140	N 67 * 55'28" W	175.7
L59	N 58 56 41" E	5.00'	L141	N 25*21'15" F	20.03
L60	S 31'10'20" E	11.22'	L142	S 67'55'28" E	170.7
L61	N 13'49'40" E	15.04	L143	N 40°38'59" E	14.20
		15.04			
L62	<u>S 76'10'20" E</u>	15.00'	L144	S 49'21'01" E	20.00
L63	S 13'49'40" W	30.04'	L145	S 40°38'59" W	14.15
L64	S 31'11'39" E	31.79'	L146	S 31'10'20" E	242.3
L65	N 58 56 41" E	5.00'	L147	N 58'48'04" E	17.00
L66	S 31'03'19" E	20.00'	L148	S 31'10'20" E	20.01
L67	S 58*56'41" W	5.00'	L149	S 58'49'40" W	17.00
	S 31°17'49" E	18.75'	L150	S 31"10'20" E	
L68				N 71'00'E1" W	57.21
L69	N 58'56'41" E	10.00'	L151	N 31°09'51" W	115.7
L70	S 31'03'19" E S 58'56'41" W	20.00'	L152	S 58*43'27" W N 31 16'33" W	5.00
L71	S 58*56'41" W	10.00'	L153	N 3116'33" W	20.00
L72	S 31'16'44" E	15.37'	L154	N 58'43'27" E	5.00
L73	N 58'49'40" E	5.00'	L155		157.10
L74	S 31'10'20" E	20.00'		S 11'06'56" W	5.00
	3 31 10 20 E	20.00'		S 44*06'56" W	
L75	S 58'49'40" W	5.00'	L157	N 45'33'29" W	20.00
L76	S 31°10'20" E S 44°06'56" W	16.23'		N 44'06 56 E	5.00
L77	S 44'06'56" W	16.22'	L159	N 453329 W	214.4
	S 45*53'04" E	5.00'	L160	N 67'55'28" W	131.7
L78		20.00'		N 25*57'49" F	20.05
	5 44 Ub 5h WI				
L79	<u>S 44'06'56" W</u> N 45'53'04" W			S 67'55'28" F	
	S 44 06 56 W N 45*53'04" W S 44*06'56" W	5.00' 10.27'	L162	S 67'55'28" E S 45'33'29" E	134.3 395.4

	CURVE TABLE							
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH			
C1	26.28'	20.00'	075 ° 17'16"	N 06°28'18" E	24.43'			
C2	31.38'	20.00'	089*52'59"	N 13 ° 53'11" E	28.26'			
C3	31.38'	20.00'	089*52'59"	S 13°53'11" W	28.26'			
C4	25.38'	15.22'	095*32'08"	S 79*21'08" E	22.54			
C5	8.34'	20.00'	023 53 44"	N 46 52 48" E	8.28'			
C6	6.26'	15.00'	023*53'44"	N 46'52'48" E	6.21'			
C7	16.13	20.92'	044 10'46"	N 41°04'25" E	15.74'			
C8	7.13'	25.00'	016*20'28"	S 66*59'54" W	7.11'			
C9	6.26'	14.99'	023 54 35"	S 70°46'32" W	6.21			
C10	8.34'	20.00'	023'53'44"	S 70 * 46'32" W	8.28'			
C11	31.42'	20.00'	090'00'00"	S 13 ° 49'40" W	28.28'			
C12	31.30'	20.00'	089*40'25"	S 00*43'17" E	28.20'			
C13	7.63'	20.00'	021 52'02"	S 56'29'30" E	7.59'			

CASE	NO. P.	
JOB NO.:	19-0904	PEISER
DATE: REV:	01/15/2020	W
		P _{MS} → 1604 ⊢ SOUTHI 817-48
DRAWN:	J.B.W.	tmankin@peisers

ENGINEER:

KEVIN PATEL TRIANGLE ENGINEERING 1784 W MCDERMOTT DRIVE SUITE 110 ALLEN, TEXAS 75013 469–331–8566 KPATEL@TRIANGLE-ENGR.COM

HOWELL MTN RE, LLC 2560 TECHNOLOGY STE 100 PLANO, TX 75074 972-245-7960 GCOOPER@COOPERGENCON.COM

OWNER:

PRELIMINARY PLAT 276 ROCKWALL ADDITION LOTS 1-7, BLOCK A BEING 39.525 ACRES OUT OF THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JANUARY 2020



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the 276 ROCKWALL ADDITION subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the 276 ROCKWALL ADDITION subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. 4. The developer and subdivision engineer shall bear total responsibility for storm drain

improvements. The developer shall be responsible for the necessary facilities to provide drainage

patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's enaineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2020

HOWELL MTN RE. LLC

BV: GENE COOPER

STATE OF TEXAS:

COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gene Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED.

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of ____ . 2020.

Mayor, City of Rockwall

City Secretary City Engineer

OWNER'S CERTIFICATION

WHEREAS HOWELL MTN RE, LLC, is the sole owner of that certain tract of land conveyed to Howell MTN RE, LLC, by deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1 same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to KGR Investments, LLC, by deed recorded in Instrument Number 20180000014743, said Official Public Records:

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, along the common line of said Howell tract and said Rockwall ISD plat, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G. Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flaastone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 5. Rockwall Business Park East, an addition to, the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E. Page 265, said Map Records:

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 5, passing the east corner of said Lot 5, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to Cathy A. Haldeman, by deed recorded in Volume 421, Page 68, aforesaid Deed Records:

THENCE along the common line of said Howell tract and said Haldeman tract as follows: South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Haldeman tract; North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the east corner of said Haldeman tract, same being the south corner of that certain tract of land conveyed to Wayne Backus, by deed recorded in Volume 498, Page 56, said Deed Records, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2inch iron rod set for corner:

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner. same being the north corner of aforesaid Lot 1 Block A.

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way):

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clin:

follows:

deg. 03 min. West, 0.78 feet;

follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract; South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid KGR tract, and continuing along the common line of said Howell tract and said KGR tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were properly placed under my personal supervision in accordance with the subdivision regulations of the City of Rockwall, Texas. PRELIMINARY, THIS DOCUMENT SHALL

Date

		001012111	
NOT BE REC	ORDED FOR	ANY P	URPOSE
	1/15/202	20	

Timothy R. Mankin Registered Professional Land Surveyor, No. 6122

> ENGINEER. KEVIN PATEL TRIANGLE ENGINEERING 1784 W MCDERMOTT DRIVE SUITE 110 ALLEN, TEXAS 75013 469–331–8566 KPATEL@TRIANGLE-ENGR.COM

OWNER: HOWELL MTN RE, LLC 2560 TECHNOLOGY STE 100 PLANO, TX 75074 972-245-7960 GCOOPER@COOPERGENCON.COM

ÇASE	NO. P.	=
JOB NO.:	19-0904	PEISER
DATE: REV:	01/15/2020	wv
		P _{MS} ↓ LLC 1604 HA SOUTHLA 817-481
DRAWN:	J.B.W.	tmankin@peisersur

THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE along the common line of said Howell tract and said Sids Road as

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West. a distance of 336.99 feet to a 1/2 inch iron rod set from which a disturbed 5/8 inch iron rod found bears North 76

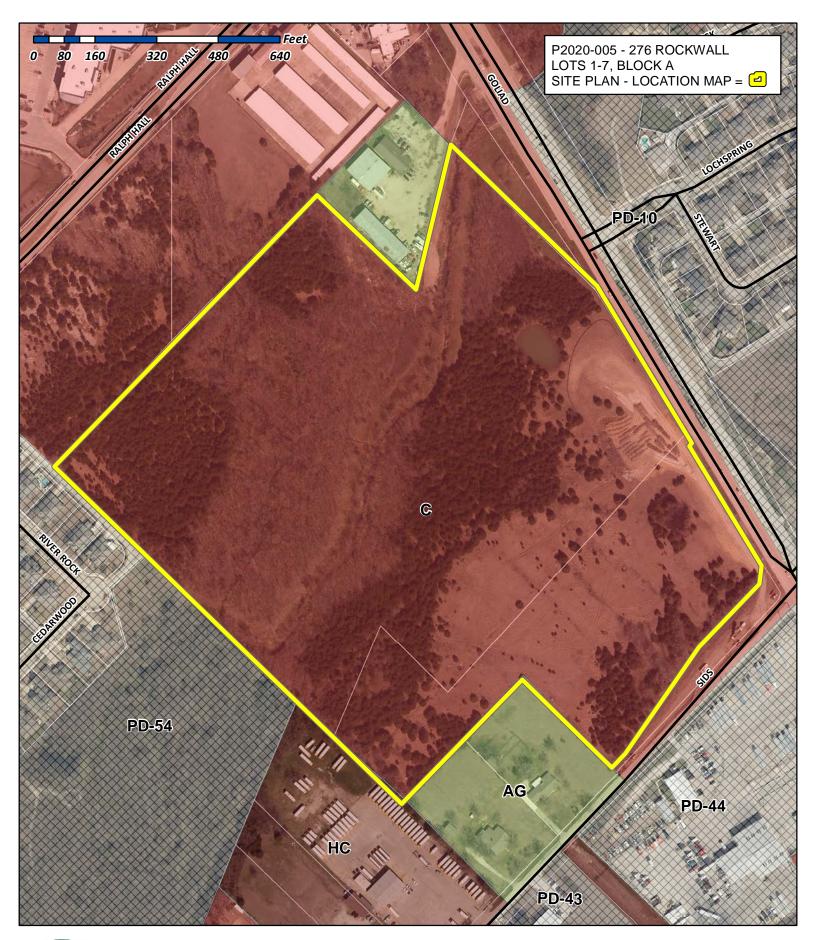
South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as

PRELIMINARY PLAT 276 ROCKWALL ADDITION LOTS 1-7. BLOCK A

BEING 39.525 ACRES OUT OF THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JANUARY 2020

R & MAN www.peise			ING, LLC	SHEET
- HART STREET IHLAKE, TEXAS 760 -481—1806 (O))92	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	Texas Society of Professione Surveyors	4 OF
rsurveying.com	FIRM No.	100999-00	Member Since 1977	4

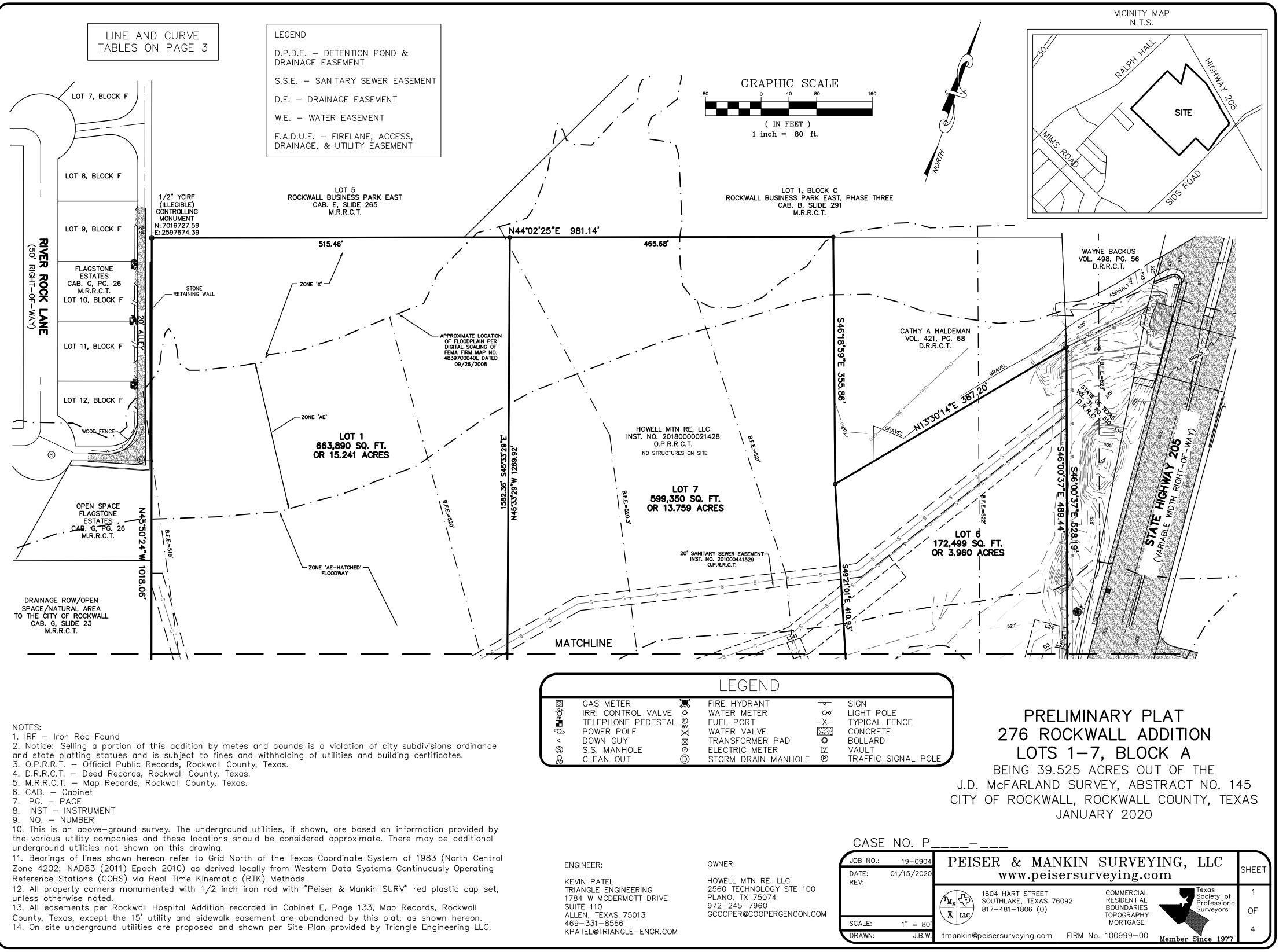


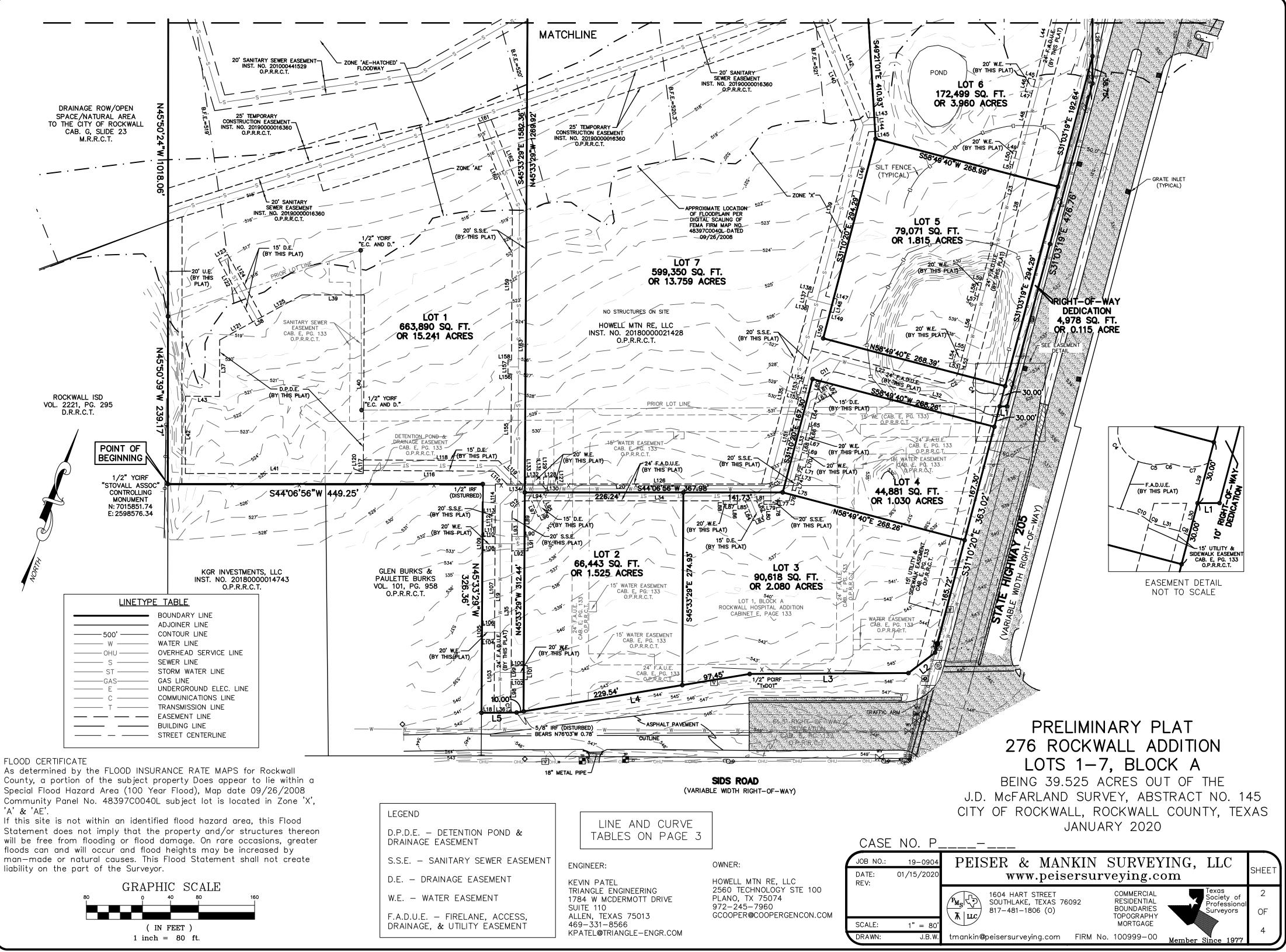


City of Rockwall Planning & Zoning Department

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



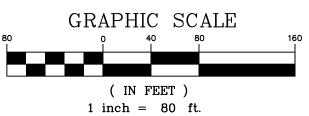


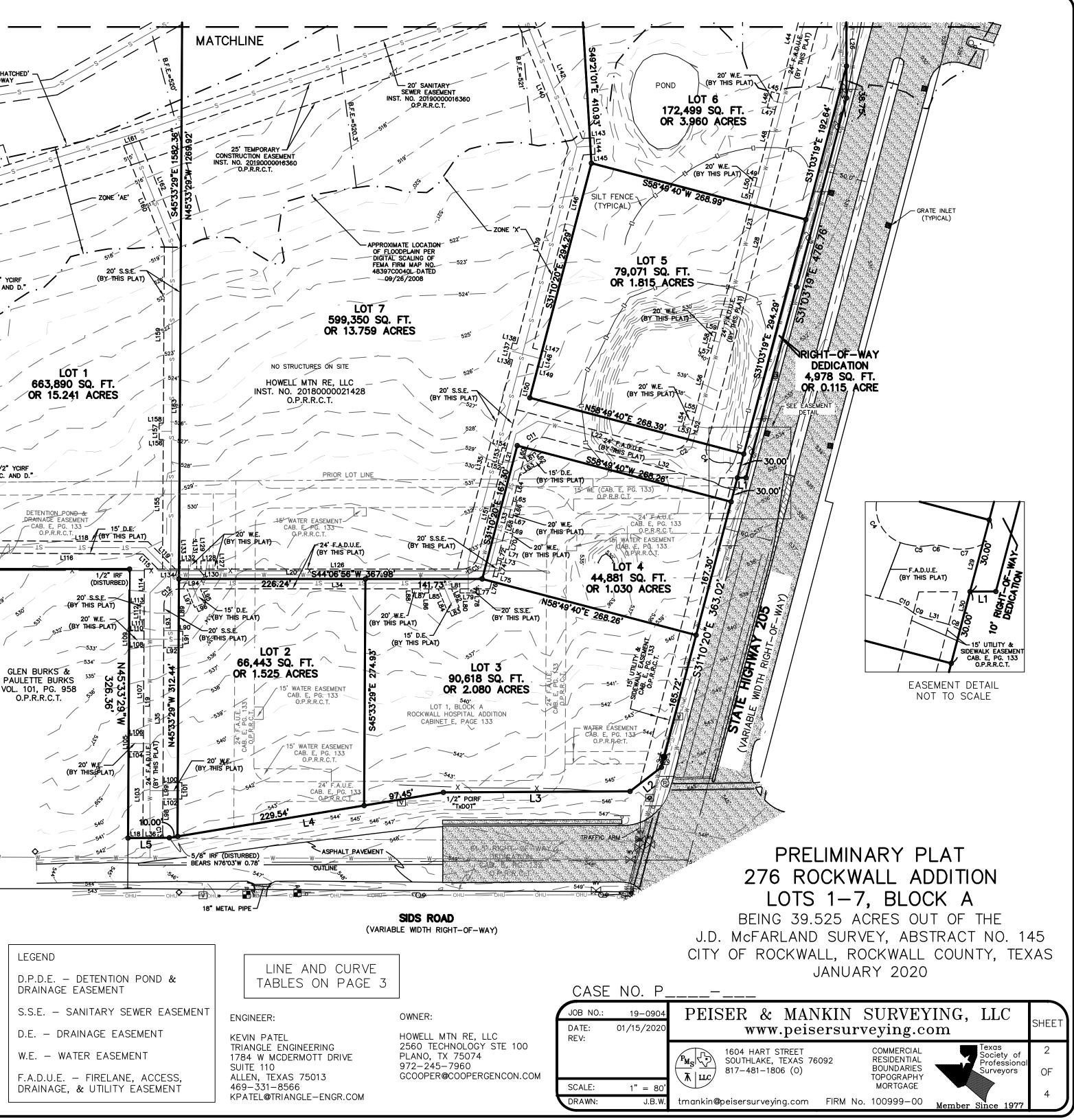


FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, a portion of the subject property Does appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 09/26/2008 Community Panel No. 48397C0040L subject lot is located in Zone 'X', 'A' & 'AE'.

Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.





	LINE TA	BLE			LINE TABLE	-
LINE	BEARING		DISTANCE	LINE	BEARING	DISTANCE
L1	S 43°46'25"	W	10.43'	L83	S 21°36'56" W	15.00'
L2	S 06°30'28"	W	48.02'	L84	<u>N 68°23'04" W</u>	<u> </u>
L3	S 43°47'29"	W	226.50'	L85	<u>S 44°06'56" W</u>	11.39'
L4	S 34°42'42"	W	336.99'	L86	S 45°53'04" E	5.00'
L5	S 43°47'05"	W	50.15 '	L87	<u>S 44°06'56" W</u>	20.00'
L6	S 45°09'29"		52.35 '	L88	N 45°53'04" W	5.00'
L7	S 34°42'42"	W	10.22	L89	S 45°33'29" E	51.18 '
L8	N 31°09'22"	<u>W</u>	<u>27.77'</u>	L90	N 44°26'31" E	5.00'
L9	N 58°50'38'	<u> E</u>	243.39 '	L91	S 45°33'29" E	20.00'
L10	S 58°50'38"	W	<u>193.31</u>	L92	S 44°26'31" W	23.00'
L11	S 45°06'15"	W	51.52'	L93	N 45°33'29" W	51.28'
L12	S 31°09'22"	E	150.44'	L94	N 44°06'56" E	7.95'
L13	N 13°07'58'	<u> </u>	128.65'	L95	S 68°23'04" E	18.08'
L14	N 08°19'58'		47.49'	L96	S 21°36'56" W	15.00'
L15	N 20°07'18'	<u> </u>	41.44'	L97	N 68°23'04" W	24.29'
L16	N 58°50'38'		145.00'	L98	N 45°33'29" W	39.70 '
L17	N 59°45'42'	<u> </u>	24.06'	L99	N 45°33'29" W	20.00'
L18	N 43°47'05'	<u> </u>	18.00'	L100	<u>N 44°26'31" E</u>	23.00'
L19	N 45°33'29"	<u>' W</u>	326.26	L101	S 45°33'29" E	20.00'
L20	N 44°06'56'	Έ	385.23'	L102	<u>S 44°26'31" W</u>	23.00'
L21	N 31°10'20"	W	184.62'	L103	N 45°33'29" W	104.53'
L22	N 58°49'40'	Έ	<u>190.39'</u>	L104	S 44°26'31" W	18.00'
L23	N 31°03'19"	W	566.94'	L105	N 45°33'29" W	20.00'
L24	N 58°49'40'		48.12	L106	N 44°26'31" E	18.00'
L25	S 46°00'37'		31.03'	L107	N 45°33'29" W	106.69'
L26	N 46°00'37"	W	53.76'	L108	S 44°26'31" W	18.00'
L27	S 58°49'40"		12.17'	L109	N 45°33'29" W	20.00'
L28	<u>S 31°03'19"</u>	<u>E</u>	521.91'	L110	N 44°26'31" E	18.00'
L29	S 30°56'07'	<u> E</u>	19.80'	L111	S 44°26'31" W	5.00'
L30	<u>S 31°10'20"</u>	E	16.01'	L112	N 45°33'29" W	20.00'
L31	S 58°49'40"	W	7.87'	L113	N 44°26'31" E	5.00'
L32	S 58°49'40"	W	207.18'	L114	N 45°39'07" W	41.80'
L33	S 31°10'20"	E	174.56	L115	S 89°06'56" W	25.89'
<u>L34</u>	S 44°06'56"	<u>w</u>	375.41'	L116	S 44°26'31" W	186.55'
L35	<u>S 45°33'29'</u>		274.77'	L117	N 45°33'29" W	15.00'
L36	S 43°47'05"	<u>W</u>	25.44'	L118	N 44°26'31" E	192.72'
L37	N 45°50'39"	<u>w</u>	80.41'	L119	N 89°06'56" E	47.06'
L38	N 15°23'01"	<u>, E</u>	133.90'	L120	S 45°33'29" E	4.37'
L39	N 44°06'56'	<u>, E</u>	88.96'	L121	N 15°23'01" E	53.78'
L40	S 45°33'29'	<u>E</u>	254.77'	L122	N 74°36'59" W	
L41	S 44°06'56"		253.81'	L123		15.00'
L42	N 45°50'39"		110.27'	L124		101.71'
L43	N 44°26'31'		48.75'	L125	<u>S 15°23'01" W</u>	65.13'
L44	<u>S 31°03'19"</u>		135.24'	L126		291.32' 10.00'
L45 L46	S 58°56'41" S 31°03'19"	W E	10.00' 20.00'	L127 L128	N 45°53'04" W S 44°06'56" W	20.00
L40 L47	N 58°56'41'	È.	10.00'	L120	S 45°53'04" E	10.00'
L47 L48	S 31°03'19"		85.80'	L129		5.19'
L40 L49	S 58°56'41"	 W	5.00'	L130	N 45°53'04" W	10.00'
L49 L50	S 31°03'19"	E	20.00'		S 44°06'56" W	20.00'
L50 L51	N 58°56'41'		5.00'	L133	S 45°53'04" E	10.00'
L52	N 31°03'19"	W	11.70 '	L134	S 44°06'56" W	5.79'
L52 L53	S 58°56'41"	W	10.00'	L135	13 44 00 JU W	
L54	N 31°03'19"	11	10.00		N 31°10'20" W	262 51'
L55		W/			N 31°10'20" W	262.51'
		W F	20.00'	L136	N 31°10'20" W S 58°49'40" W	262.51' 5.00'
	N 58°56'41'	Έ	20.00 ' 10.00 '	L136 L137	N 31°10'20" W S 58°49'40" W N 31°10'20" W	262.51' 5.00' 20.00'
L56	N 58°56'41' N 31°03'19"	Έ W	20.00' 10.00' 80.09'	L136 L137 L138	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E	262.51' 5.00' 20.00' 5.00'
L56 L57	N 58°56'41' N 31°03'19" S 58°56'41"	'E W W	20.00' 10.00' 80.09' 5.00'	L136 L137 L138 L139	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W	262.51' 5.00' 20.00' 5.00' 246.22'
L56 L57 L58	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19"	'E W W W	20.00' 10.00' 80.09' 5.00' 20.00'	L136 L137 L138 L139 L140	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74'
L56 L57 L58 L59	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41'	È W W W E	20.00' 10.00' 80.09' 5.00' 20.00' 5.00'	L136 L137 L138 L139 L140 L141	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E	262.51' 5.00' 20.00' 246.22' 175.74' 20.03'
L56 L57 L58 L59 L60	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20"	Y W W E E	20.00' 10.00' 80.09' 5.00' 20.00' 5.00' 11.22'	L136 L137 L138 L139 L140 L141 L142	N 31°10'20" W S 58'49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E	262.51' 5.00' 20.00' 246.22' 175.74' 20.03' 170.73'
L56 L57 L58 L59 L60 L61	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40'	Y W W Z E E	20.00' 10.00' 80.09' 5.00' 20.00' 5.00' 11.22' 15.04'	L136 L137 L138 L139 L140 L141 L142 L143	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E	262.51' 5.00' 20.00' 246.22' 175.74' 20.03' 170.73' 14.20'
L56 L57 L58 L59 L60 L61 L62	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20'	W W W E E E	20.00' 10.00' 80.09' 5.00' 20.00' 5.00' 11.22' 15.04' 15.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00'
L56 L57 L58 L59 L60 L61	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20' S 13°49'40"	W W W E E E	20.00' 10.00' 80.09' 5.00' 20.00' 5.00' 11.22' 15.04'	L136 L137 L138 L139 L140 L140 L141 L142 L143 L144 L145	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E	262.51' 5.00' 20.00' 246.22' 175.74' 20.03' 170.73' 14.20'
L56 L57 L58 L59 L60 L61 L62 L63	N 58*56'41' N 31*03'19" S 58*56'41" N 31*03'19" N 58*56'41' S 31*10'20" N 13*49'40' S 76*10'20' S 13*49'40" S 31*11'39"	Y W W E E E W	20.00' 10.00' 80.09' 5.00' 5.00' 11.22' 15.04' 15.00' 30.04'	L136 L137 L138 L139 L140 L141 L142 L143 L144	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E S 40°38'59" W S 31°10'20" E N 58°48'04" E	262.51' 5.00' 20.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15'
L56 L57 L58 L59 L60 L61 L62 L63 L64	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20' S 13°49'40" S 31°11'39" N 58°56'41' S 31°03'19"		20.00' 10.00' 80.09' 5.00' 5.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E S 40°38'59" W S 31°10'20" E N 58°48'04" E S 31°10'20" E	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 20.01'
L56 L57 L58 L60 L61 L62 L63 L64 L65 L66 L67	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20' S 13°49'40" S 31°11'39" N 58°56'41' S 31°03'19" S 58°56'41"		20.00' 10.00' 80.09' 5.00' 5.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00' 5.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147	N 31*10'20" W S 58*49'40" W N 31*10'20" W N 58*51'16" E N 31*10'20" W N 58*51'16" E N 31*10'20" W N 52*51'16" E S 67*55'28" E N 40*38'59" E S 49*21'01" E S 40*38'59" W S 31*10'20" E N 58*48'04" E S 31*10'20" E S 58*48'04" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 20.01'
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L56 L57 L58 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20' S 13°49'40" S 31°11'39" N 58°56'41' S 31°03'19" S 58°56'41" S 31°17'49" N 58°56'41'		20.00' 10.00' 80.09' 5.00' 5.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00' 5.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149	N 31*10'20" W S 58*49'40" W N 31*10'20" W N 58*51'16" E N 31*10'20" W N 58*51'16" E N 31*10'20" W N 52*51'16" E S 67*55'28" E N 40*38'59" E S 49*21'01" E S 40*38'59" W S 31*10'20" E N 58*48'04" E S 31*10'20" E S 58*48'04" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 20.01' 17.00'
L56 L57 L58 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69	N 58°56'41' N 31°03'19" S 58°56'41" N 31°03'19" N 58°56'41' S 31°10'20" N 13°49'40' S 76°10'20' S 13°49'40" S 31°11'39" N 58°56'41' S 31°03'19" S 58°56'41" S 31°17'49" N 58°56'41'		20.00' 10.00' 80.09' 5.00' 20.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00' 5.00' 18.75' 10.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E S 40°38'59" W S 31°10'20" E N 58°48'04" E S 31°10'20" E S 58°49'40" W S 31°10'20" E N 31°09'51" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 20.01' 17.00' 57.21' 115.79'
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L56 L57 L58 L60 L61 L62 L63 L64 L65 L66 L67 L68	N 58*56'41' N 31*03'19" S 58*56'41" N 31*03'19" N 58*56'41' S 31*10'20" N 13*49'40' S 76*10'20' S 13*49'40" S 31*11'39" N 58*56'41' S 31*03'19" S 58*56'41' S 31*03'19" S 58*56'41' S 31*03'19" S 58*56'41'		20.00' 10.00' 80.09' 5.00' 20.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00' 5.00' 18.75' 10.00' 20.00' 10.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E S 40°38'59" W S 31°10'20" E N 58°48'04" E S 31°10'20" E S 58°49'40" W S 31°10'20" E N 31°10'20" E N 31°10'21" W S 58°43'27" W S 58°43'27" W N 31°16'33" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 242.30' 17.00' 57.21' 115.79' 5.00' 20.00'
L56 L57 L58 L60 L61 L62 L63 L64 L65 L66 L67 L68 L69 L70 L71	N 58*56'41' N 31*03'19" S 58*56'41" N 31*03'19" N 58*56'41' S 31*10'20" N 13*49'40' S 76*10'20' S 13*49'40" S 31*11'39" N 58*56'41' S 31*03'19" S 58*56'41' S 31*03'19" S 58*56'41' S 31*03'19" S 58*56'41'		20.00' 10.00' 80.09' 5.00' 20.00' 11.22' 15.04' 15.00' 30.04' 31.79' 5.00' 20.00' 5.00' 18.75' 10.00' 20.00'	L136 L137 L138 L139 L140 L141 L142 L143 L144 L145 L144 L145 L146 L147 L148 L149 L150 L151 L152 L153	N 31°10'20" W S 58°49'40" W N 31°10'20" W N 58°51'16" E N 31°10'20" W N 58°51'16" E N 31°10'20" W N 67°55'28" W N 25°21'15" E S 67°55'28" E N 40°38'59" E S 49°21'01" E S 31°10'20" E N 58°48'04" E S 31°10'20" E N 31°10'20" E N 31°10'20" E N 31°10'20" E N 31°09'51" W S 58'43'27" W N 31°16'33" W	262.51' 5.00' 20.00' 5.00' 246.22' 175.74' 20.03' 170.73' 14.20' 20.00' 14.15' 242.30' 17.00' 20.01' 17.00' 57.21' 115.79' 5.00' 20.00' 5.00'
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ENGINEER:

KEVIN PATEL TRIANGLE ENGINEERING 1784 W MCDERMOTT DRIVE SUITE 110 ALLEN, TEXAS 75013 469–331–8566 KPATEL@TRIANGLE-ENGR.COM

			CURVE TABLE		
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	26.28'	20.00'	075 ° 17 ' 16"	N 06°28'18"E	24.43'
C2	31.38'	20.00'	089 ° 52'59"	N 13°53'11" E	28.26'
C3	31.38'	20.00'	089 ° 52'59"	S 13°53'11" W	28.26'
C4	25.38 '	15.22'	095 ° 32'08"	S 79°21'08" E	22.54'
C5	8.34'	20.00'	023°53'44"	N 46°52'48"E	8.28'
C6	6.26'	15.00'	023°53'44"	N 46°52'48"E	6.21'
C7	16.13 '	20.92'	044°10'46"	N 41°04'25" E	15.74'
C8	7.13'	25.00'	016°20'28"	S 66°59'54" W	7.11'
C9	6.26'	14.99'	023°54'35"	S 70°46'32" W	6.21'
C10	8.34'	20.00'	023°53'44"	S 70°46'32" W	8.28'
C11	31.42'	20.00'	090°00'00"	S 13°49'40" W	28.28'
C12	31.30'	20.00'	089°40'25"	S 00°43'17" E	28.20'
C13	7.63'	20.00'	021°52'02"	S 56°29'30" E	7.59'

PRELIMINARY PLAT 276 ROCKWALL ADDITION LOTS 1-7, BLOCK A

BEING 39.525 ACRES OUT OF THE J.D. McFARLAND SURVEY, ABSTRACT NO. 145 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS JANUARY 2020

	CASE	NO. P_			
OWNER: HOWELL MTN RE, LLC	JOB NO.: DATE: REV:	19-0904 01/15/2020		URVEYING, LLC eying.com	SHEET
2560 TECHNOLOGY STE 100 PLANO, TX 75074 972–245–7960 GCOOPER@COOPERGENCON.COM			$ \begin{array}{c c} \mathbf{P}_{\mathbf{M}_{\mathbf{S}}} \\ \hline \mathbf{\lambda} \\ \mathbf{L} \\ \mathbf{L} \\ \mathbf{L} \\ \mathbf{K} \end{array} \begin{array}{c} SOUTHLAKE, TEXAS 76092 \\ 817-481-1806 \\ K \\ R \\ T \\ K \\ R \\ $	COMMERCIAL RESIDENTIAL BOUNDARIES OPOGRAPHY MORTGAGE	3 OF
	DRAWN:	J.B.W.	tmankin@peisersurveying.com FIRM No. 1	00999-00 Member Since 1977	

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **276 ROCKWALL ADDITION** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **276 ROCKWALL ADDITION** subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following;

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. All detention/drainage systems to be maintained, repaired, and replaced by property owner.

7. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall. I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exactions made herein.

WITNESS MY HAND, this _____ day of _____, 2020

HOWELL MTN RE, LLC

By: GENE COOPER

STATE OF TEXAS:

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Gene Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC in and for the STATE OF TEXAS

RECOMMENDED FOR FINAL APPROVAL

Planning & Zoning Commission, Chairman Date

APPROVED:

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of ______ 2020.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2020.

Mayor, City of Rockwall

City Secretary

City Engineer

OWNER'S CERTIFICATION

WHEREAS HOWELL MTN RE, LLC, is the sole owner of that certain tract of land conveyed to Howell MTN RE, LLC, by deed recorded in Instrument Number 20180000021428, Official Public Records, Rockwall County, Texas, and being a portion of Lot 1, Block A, Rockwall Hospital Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 133, Map Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with "Stovall Assoc" yellow cap found for the most southerly corner of said Howell tract, same being the most southerly corner of said Lot 1, same being in the northeasterly line of that certain tract of land conveyed to Rockwall ISD, by deed recorded in Volume 2221, Page 295, Deed Records, Rockwall County, Texas, same being the west corner of that certain tract of land conveyed to KGR Investments, LLC, by deed recorded in Instrument Number 20180000014743, said Official Public Records;

THENCE North 45 deg. 50 min. 39 sec. West, along the common line of said Howell tract and said Rockwall ISD tract, a distance of 239.17 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the most westerly corner of said Lot 1;

THENCE North 45 deg. 50 min. 24 sec. West, along the common line of said Howell tract and said Rockwall ISD plat, passing the north corner of said Rockwall ISD tract, same being the east corner of a Drainage ROW/Open Space/Natural Area to The City of Rockwall per plat recorded in Cabinet G, Slide 23, aforesaid Map Records, and continuing along the common line of said Howell tract and said Drainage ROW, passing the north corner of said Drainage ROW, same being the east corner of Flagstone Estates, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 26, said Map Records, and continuing along the common line of said Howell tract and said Flagstone Estates, a total distance of 1018.06 feet to a 1/2 inch iron rod with illegible yellow cap found for the west corner of said Howell tract, same being the south corner of Lot 5, Rockwall Business Park East, an addition to, the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 265, said Map Records;

THENCE North 44 deg. 02 min. 25 sec. East, along the common line of said Howell tract and said Lot 5, passing the east corner of said Lot 5, same being the south corner of Lot 1, Block C, Rockwall Business Park East, Phase Three, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet B, Slide 291, said Map Records, Rockwall County, Texas, and continuing along the common line of said Howell tract and said Lot 1, Block C, a total distance of 981.14 feet to a 1/2 inch iron rod set for a north corner of said Howell tract, same being the west corner of that certain tract of land conveyed to Cathy A. Haldeman, by deed recorded in Volume 421, Page 68, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Haldeman tract as follows: South 46 deg. 18 min. 59 sec. East, a distance of 355.86 feet to a 1/2 inch iron rod set for corner, same being the south corner of said Haldeman tract; North 13 deg. 30 min. 14 sec. East, a distance of 387.20 feet to a 1/2 inch iron rod set for the most easterly north corner of said Howell tract, same being the east corner of said Haldeman tract, same being the south corner of that certain tract of land conveyed to Wayne Backus, by deed recorded in Volume 498, Page 56, said Deed Records, same being the west corner of that certain tract of land conveyed to State of Texas, by deed recorded in Volume 31, Page 510, said Deed Records;

SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional hereby certify that I prepared this plat from a and that the monuments shown thereon were supervision in accordance with the subdivision **PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE** <u>1/15/2020</u> Timothy R. Mankin

Registered Professional Land Surveyor, No. 612

ENGINEER:

KEVIN PATEL TRIANGLE ENGINEERING 1784 W MCDERMOTT DRIVI SUITE 110 ALLEN, TEXAS 75013 469-331-8566 KPATEL@TRIANGLE-ENGR.0 THENCE South 46 deg. 00 min. 37 sec. East, along the common line of said Howell tract and said State of Texas tract, a distance of 528.19 feet to a 1/2 inch iron rod set for corner, same being in the southwesterly right-of-way line of State Highway 205 (variable width right-of-way);

THENCE South 31 deg. 03 min. 19 sec. East, along the common line of said Howell tract and said State Highway 205, a distance of 476.76 feet to a 1/2 inch iron rod set for corner;

THENCE South 43 deg. 46 min. 25 sec. West, continuing along the common line of said Howell tract and said State Highway 205, a distance of 10.43 feet to a 1/2 inch iron rod set for corner, same being the north corner of aforesaid Lot 1, Block A;

THENCE South 31 deg. 10 min. 20 sec. East, continuing along the common line of said Howell tract and said State Highway 205, a distance of 363.02 feet to a 1/2 inch iron rod set for an east corner of said Howell tract, same being the north end of a corner clip in the intersection of said State Highway 205 and Sids Road (variable width right-of-way);

THENCE South 06 deg. 30 min. 28 sec. West, along the common line of said Howell tract and said corner clip, a distance of 48.02 feet, to a 1/2 inch iron rod set for the south end of said corner clip;

THENCE along the common line of said Howell tract and said Sids Road as follows:

South 43 deg. 47 min. 29 sec. West, a distance of 226.50 feet to a 1/2 inch iron rod with pink "TXDOT" plastic cap found for angle point;

South 34 deg. 42 min. 42 sec. West, a distance of 336.99 feet to a 1/2 inch iron rod set from which a disturbed 5/8 inch iron rod found bears North 76 deg. 03 min. West, 0.78 feet;

South 43 deg. 47 min. 05 sec. West, a distance of 50.15 feet to a 1/2 inch iron rod set for the south corner of said Howell tract, same being in a south line of aforesaid Lot 1, Block A, same being in the northeast line of that certain tract of land conveyed to Glen Burks & Paulette Burks, by deed recorded in Volume 101, Page 958, aforesaid Deed Records;

THENCE along the common line of said Howell tract and said Burks tract as follows:

North 45 deg. 33 min. 29 sec. West, a distance of 326.36 feet to a 1/2 inch iron rod found for corner, same being the north corner of said Burks tract; South 44 deg. 06 min. 56 sec. West, passing the west corner of said Burks tract, same being the north corner of aforesaid KGR tract, and continuing along the common line of said Howell tract and said KGR tract, a total distance of 449.25 feet to the POINT OF BEGINNING and containing 39.525 acres of computed land, more or less.

an actu e proper	Surveyor in the State of Texas, do al on the ground survey of the land ly placed under my personal tions of the City of Rockwall, Texas.	PRELIMINARY PLAT 276 ROCKWALL ADDITION	
		LOTS 1–7, BLOCK A	
	 Date	BEING 39.525 ACRES OUT OF THE	
22		J.D. McFARLAND SURVEY, ABSTRACT NO. 145	
		CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
		JANUARY 2020	
		CASE NO. P	
	OWNER:	JOB NO.: 19-0904 PEISER & MANKIN SURVEYING, LLC	
	HOWELL MTN RE, LLC	DATE: 01/15/2020 www.peisersurveying.com	- 1
VE	2560 TECHNOLOGY STE 100 PLANO, TX 75074 972-245-7960 GCOOPER@COOPERGENCON.COM	PMS Image: Comparison of the text of te	
COM		DRAWN: J.B.W. tmankin@peisersurveying.com FIRM No. 100999-00 Member Since 1977	J

Polyline Report

Northing l	Easting	Bearing	Distance
7015851.736			
		°50'39" W 2	39.170
7016018.345	2598404		
		°50'24" W 1	018.056
7016727.588	2597674		
		°02'25" E 98	31.142
7017432.884	2598350		
	S 46°	18'59" E 35	5.860
7017187.100	2598613		
	N 13°	°30'14" E 38	37.200
7017563.595	2598704		
		00'37" E 52	8.190
7017196.752	2599084		
	S 31°	03'19" E 47	6.760
7016788.326	2599330		
	S 43°	46'25" W 1	0.426
7016780.797	2599322	2.955	
	S 31°	10'20" E 36	3.022
7016470.190	2599510	0.860	
	S 06°	30'28" W 4	8.020
7016422.479	2599503	5.417	
	S 43°	47'29" W 2	26.500
7016258.977	2599348	8.671	
	S 34°	42'42" W 3	36.990
7015981.962	2599150		
	S 43°	47'05" W 5	0.150
7015945.756	2599122		
	N 45°	°33'29" W 3	26.360
7016174.269	2598889	9.064	
	S 44°	06'56" W 4	49.250
7015851.736	2598570	5.338	
Closure Error	· Distance	> 0.00000	
Total Distance			

Total Distance> 5797.097 Polyline Area: 1721721 sq ft, 39.5253 acres

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, Planning and Zoning Manager
DATE:	January 28, 2020
SUBJECT:	MIS2020-002; Amended Treescape Plan for 3005 N. Goliad Street

The applicant -- *Jake Fears, PE of Weir & Associates, Inc.* -- is requesting the approval of an amended tree mitigation plan for the purpose of removing 17 additional trees (*i.e. 360-caliper inches*) from the subject property. The request is in conjunction with an approved site plan [*Case No. SP2019-023*] for a strip retail center, which was approved by the Planning and Zoning Commission on July 9, 2019. At that time, the Planning and Zoning Commission approved a tree preservation plan indicating a total mitigation balance due of 1,017-inches that would be due at the time of final plat. However, during the civil engineering process, the applicant identified additional trees that could be saved, and provided staff with an updated tree preservation plan. This reduced the amount of mitigation due to 774-inches.

The 17 trees being removed with this new request will include 14 trees that are considered Primary Protected Trees (i.e. 4-inch or greater, but less than 25-inhes), and two (2) trees that are considered Feature Trees (i.e. trees greater than 25-inch DBH [Tree # 2564 - 32-inch & Tree #2598 - 29-inch]). Primary Protected Trees are mitigated on an inch-for-inch basis and Feature Trees are mitigated at twice the number of inches being removed. In addition, one (1) tree considered to be a Non-Protected Tree [i.e. Tree #2607 - 40-inch Bois D'Arc] will be removed and does not count towards mitigation. According to Section 4, Tree Removal Permit, of Article IX, Tree Preservation, of the Unified Development Code (UDC), "(o)nce a treescape plan has been approved for a property, a tree removal permit will be required to remove any tree(s). Tree removal permits may be approved administratively by the Director of Planning and Zoning or his/her designee, or forwarded on to the Planning and Zoning Commission for approval. Feature Trees may not be removed without the approval of the Planning and Zoning Commission." In this case, the applicant is proposing to remove *Feature Trees*, and as a result staff has requested the applicant submit an updated tree preservation plan for the Planning and Zoning Commissions approval. The proposed changes to the total mitigation balance for the removal of these 17 trees equals 381-inches (i.e. 360-inches - 40-inches + 32-inches + 29-inches = 381-inches due). The majority of the 17 trees being removed are pecan trees. If approved, the mitigation balance would be adjusted to reflect a total of 1,155-inches due (i.e. 774-inches currently due + 381-inches proposed mitigation).

According to Section 3.4, *Treescape Plan Review Process*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the Planning and Zoning Commission is responsible for reviewing and approving or disapproving *Treescape Plans*. The decision of the Planning and Zoning Commission may be appealed to the City Council. Attached to this memo is the applicant's letter requesting the tree removal and a revised tree preservation plan indicating the trees to be removed. Should the Planning and Zoning Commission have any questions staff will be available at the *January 28, 2020* meeting.

City of Rockwall

Project Plan Review History



GRANDY'S ADDIT	ΓΙΟΝ	1	А	1	3748-000A-000	1-00-0R		
Subdivision		Tract	Block	Lot No	Parcel No	General Pl	an	
726 130		ROCKWALL, TX 75087				Zoning		
Site Address		City, State Zip						
Status	Staff Review							
Subtype						Status		
Туре	MISCELLANEOUS					Expired		
Project Name	3005 N. Goliad Street	Applicant	JAKE FE	ARS, P.E.		Closed		
Project Number	MIS2020-002	Owner	CHAD D	UBOSE		Applied Approved	1/17/2020	AG

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Building Inspections De	Russell McDowell	1/21/2020	1/21/2020	1/21/2020	APPROVED	
ENGINEERING	Sarah Johnston	1/22/2020	1/29/2020			VOIDED (DG 1/22/2020)
ENGINEERING	Sarah Johnston	1/24/2020	1/31/2020	1/24/2020	COMMENTS	
(1/24/2020 10:07 A	M SJ)					
M - All trees to be a	t least 5' away from utili	ities. Must rev	ise the lands	cape plan along	SH 205 (Goliad). Standards o	f Design Sect. 4.4
M - Must remove th	e tree that is existing or	n top of the bi	uilding fire lir	ne (to be installe	d). Standards of Design Sect.	4.4
FIRE	Ariana Hargrove	1/22/2020	1/29/2020			VOIDED (DG 1/22/2020)
PLANNING	David Gonzales	1/22/2020	1/29/2020	1/24/2020	2 COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status
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(1/24/2020 2:33 PM DG)

MIS2020-002; Amended Tree Mitigation Plan for 3005 N. Goliad Street

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an amended tree mitigation plan in conjunction with an approved site plan for a multitenant retail building on a 2.542-acre tract of land identified as Tract1 of the S. King Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 65 (PD-65) for General Retail (GR) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) District, located at the northwest corner of the intersection of Pecan Valley Drive and N. Goliad Street [SH-205].

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (MIS2020-002) in the lower right-hand corner of all pages of all revised plan submittals (i.e. Treescape and Landscape Plans).

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), the North SH-205 Overlay (N SH-205 OV) District, and the General Development Standards of Article V, that are applicable to the subject property.

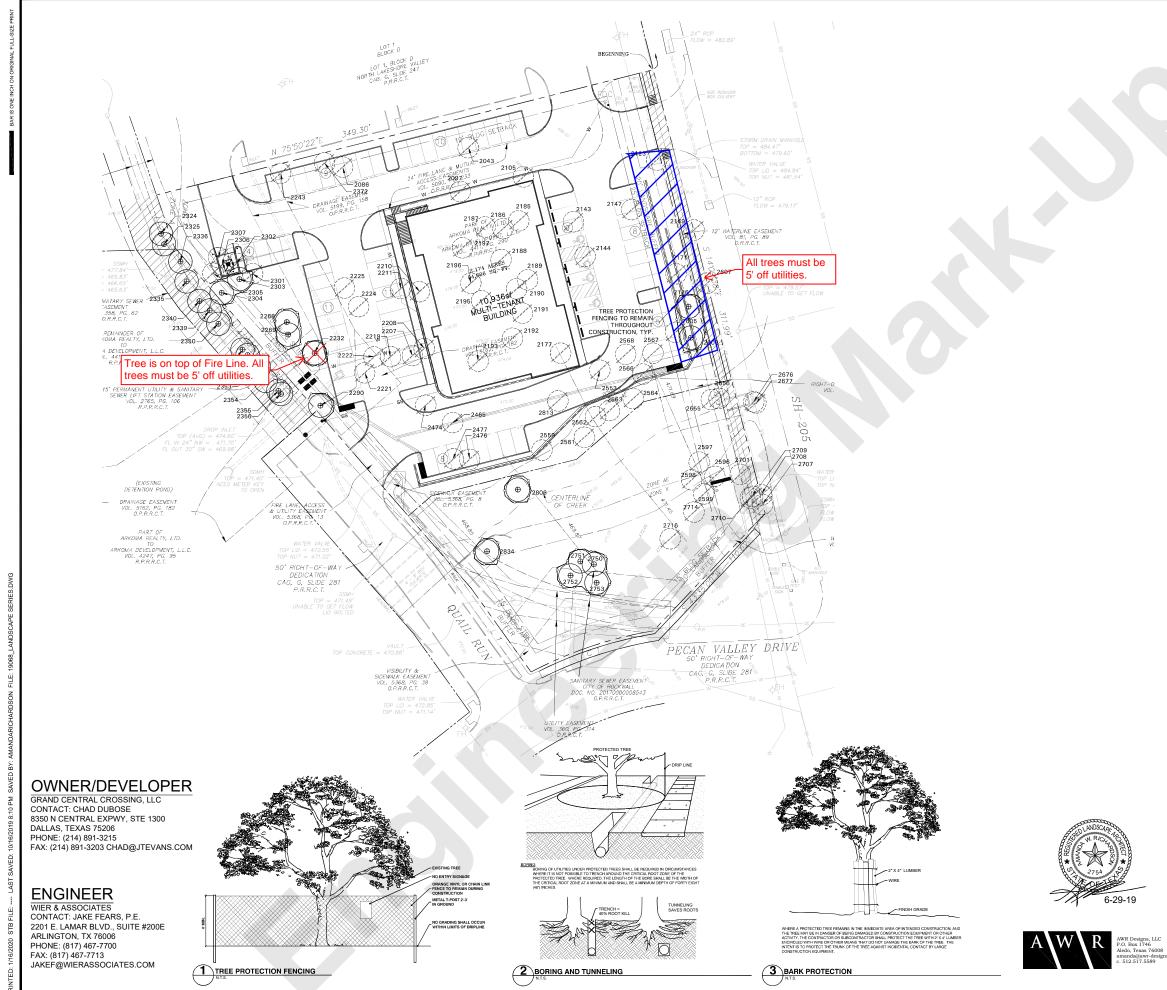
M.5 Provide an updated treescape plan that represent a mitigation balance due of1,155-caliper inches.

M.4 Provide an updated landscape plan that represents all the materials being planted[i.e. graphically and numerically in the legend of the plan] meeting the Landscape Standards of Article 08 of Unified Development Code and the General Development Standards of the N SH-205 OV regarding landscape materials.

1.5 The Planning and Zoning Work Session will be held on January 28, 2020.

1.6 The City Council meeting for this case is scheduled to be held on February 3, 2020.

1.7 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED, WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48)

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED THEE THE PACEMENT RENCHINGE CONTRACT AND ADDRESS OF ANY PROTECTED THEE THE PACEMENT RENCHING FOR IRRIGATION SYSTEMS SHALL BE PACED OUTSIDE THE RENCHING FOR IRRIGATION SYSTEMS SHALL BE PACED OUTSIDE THE RENCHING FOR IRRIGATION SYSTEMS SHALL BE PACED OUTSIDE THE PARTICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY UNE THIS UNE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUMK WITH THE LEAST POSSIBLE

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OF ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED THEE. THIS INCLUDES WITHOUT LIMITATION: PAINT, OLL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHARGES A MINNUM OF 75% OF THE SPIRE LINE AND ROOT ZONE SMALL BE PRESENDENT AN UNLAL GRADE. ANY THE GRADING CONE WITHIN THE ORTICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH UGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVI EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MANTUMI, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE. A PROTECTIVE FENOING WHICH ENCIRCLES THE OUTER LINENS OF THE CRITICAL ROOT ZONE OF THE TREE TO ROTECT IT FROM CONSTRUCTION CONTRACTOR AND SHALL BE IN FLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND FEAMIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERSS REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY. THE CONTRACTOR OF SUBCONTRACTOR OF SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMPERENCE OF THE TREE WITH 2X+ LUNDER ENCIRCLED WITH WHE OR OTHER MEANS THAT DON'TD AND THE TREE THE INTENT IS TO PROTECT THE DARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LUNGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND



TREE TO BEMAIN

TREE TO BE REMOVED



TREE PRESERVATION FENCING

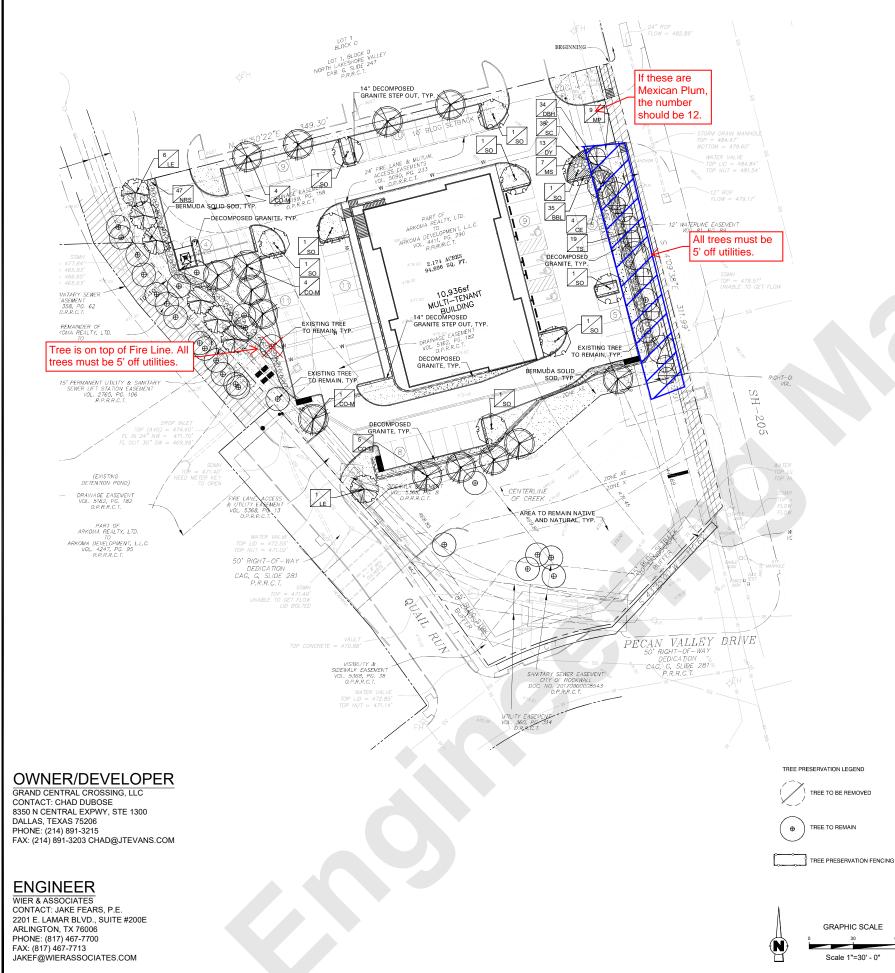


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TREE PRESERVATION PLAN MIXED-USE DEVELOPMENT 3005 N. GOLIAD ST ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS January 16, 2020





GENERAL LAWN NOTES

EROSION CONTROLAND SOIL PREPARATION: THE CONTRACTOR IS REPORTED IN MAINTAINING TOP SOIL AT THE CONTRACTOR IS REPORTED FOR GRADE AREAS TO REACH FINAL CONTOINS AS SPECIFIED PER ONLY PLANS ALL CONTOINS SNOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BULDINGS AND STRUCTURES, WATER SHOULD NOT BE ALLE TO POOL IN ANY HAREA UNLESS SPECIFIED OTHERWISE EROSION FABRIC SUCH AS JUTE MATTING OF OPEN WEAVE TO BE USED WHERE NECESSART OF PREVENT SOIL CROSION.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4*) OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

SOLID SOD: SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS, SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOO SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUIT TO PAD THICKNESS OF 34'4'(14'14), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONL'SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET

JOINTS

HYDROMULCH:

TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS STONES, ROOTS AND OTHER FORFIGN DERRIS

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSAR FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNROWNLF ORMLY DISTRIBUTED ON THE AREAS MICICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 75-80% COVERAGE WITH AN INCH TALL STAND PRIOR TO FINAL ACCEPTANCE.

ALL RIGHT-OF-WAY TO BE SODDED BEFORE ACCEPTANCE.

6-29-19



60 FEET

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL THY CONDITION. SOD SHALL BE REPLACED IF INCOMPONENT AND A REAL AND A

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY MPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE PERFAMILY TEFE OF CALVELINGS COLDED ENDS

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOU DISOREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED. AND UNIFORM THROUGHOUT THE SITE. ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3° OF TOPROIL AND 3° OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9°. ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL, WEED BARRIER OVEN 4.1 OZ WOYEN, WEED BANNER TABIN O OT AFFORDED EGOAL, WEED BANNER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBTED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRPLANTION: IN THE ABSINCE OF AN IRPLANTION SYSTEM OF AREAS BEYOND THE COVERAGE LMITS OF A PERMANENT IRPLANTION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARIY, BY ANY MEANS AVAILABLE. TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH. FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR

MAINTENANCE REQUIREMENTS. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATFIRIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

LANDSCAPE PLAN MIXED-USE DEVELOPMENT 3005 N. GOLIAD ST ROCKWALL, TEXAS

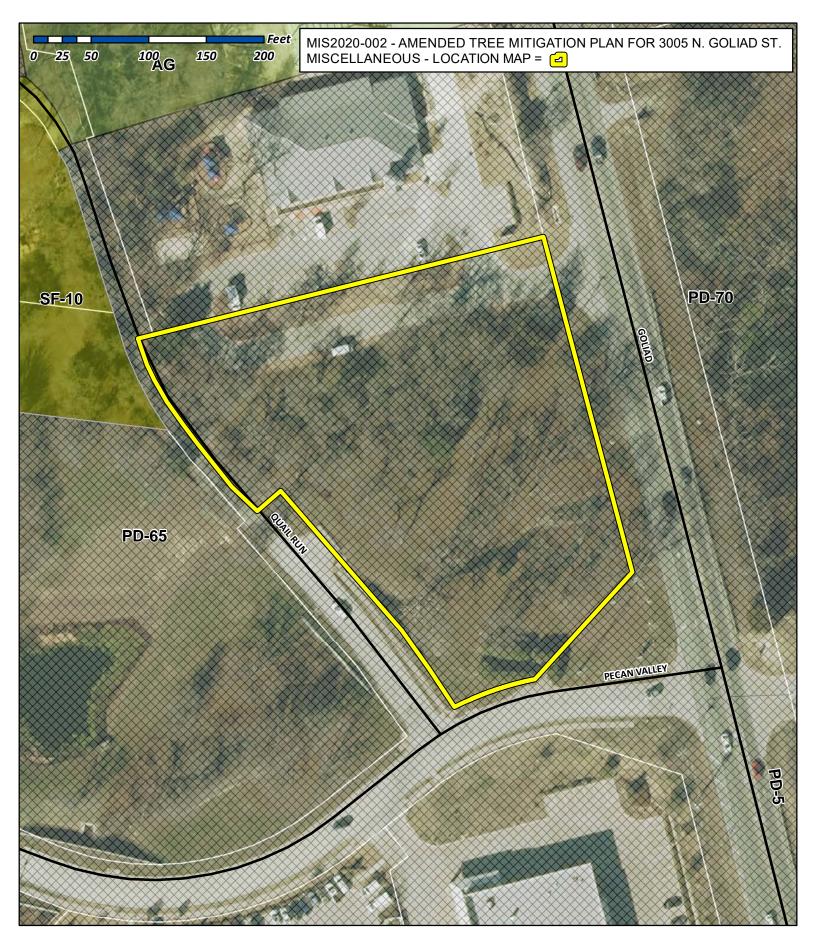
ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, SITUATED IN THE S. KING SURVEY, ABSTRACT NO. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS January 16, 2020

PREPARED BY:

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700 Texas Firm Registration No. F-2776 www.WierAssociates.com DATE: 1/16/2020 CASE No .: SP2019-023 W.A. No. 19022



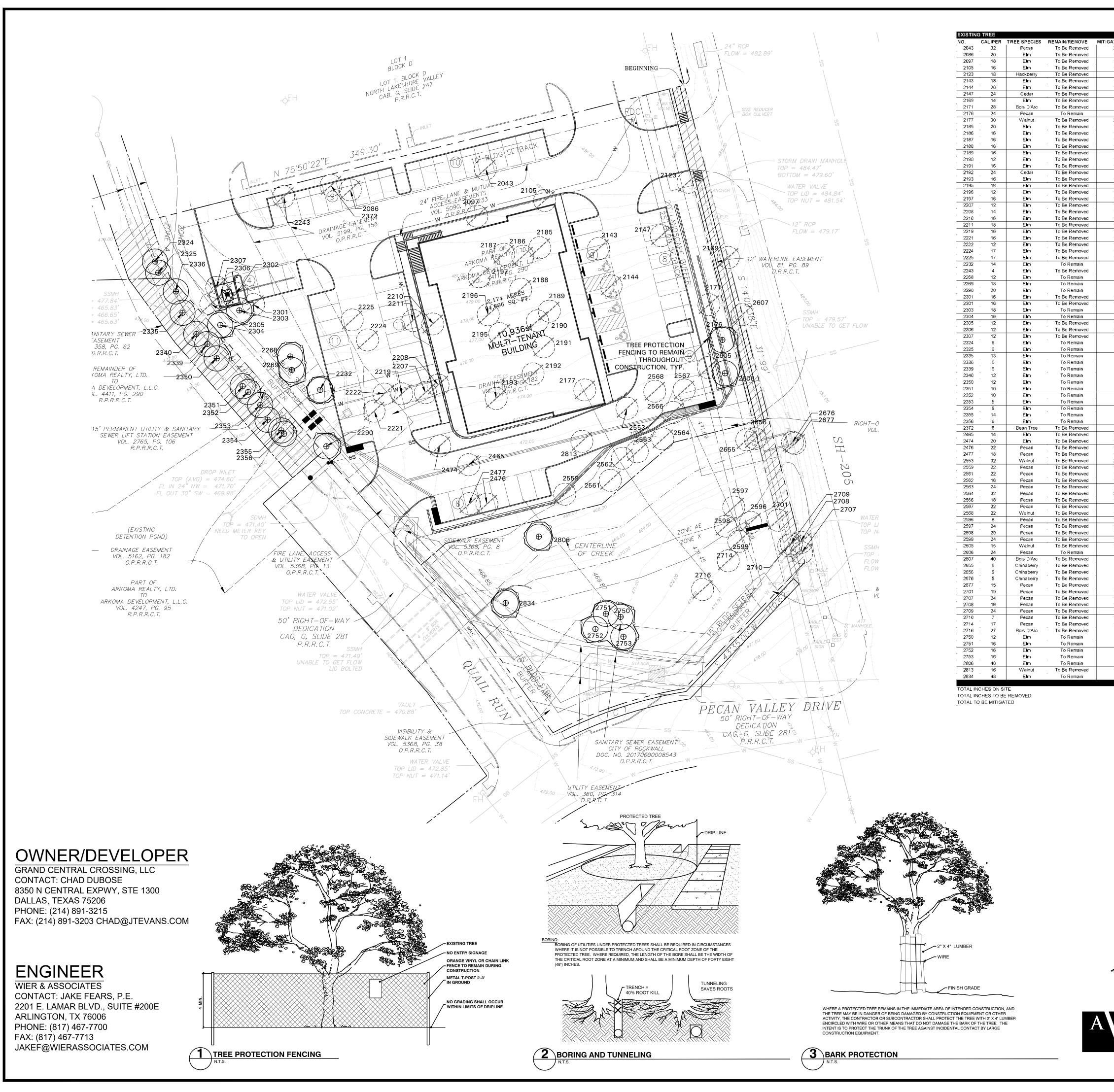




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





TED: 1/20/2020 STB FILE: ---- LAST SAVED: 1/20/2020 11:23 AM SAVED BY: AMANDARICHARDSON FILE: 19068_LANDSCAPE SERIES.

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		Sanitary Sewer Easement
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		48 credit
		1674 (231 not on property) = 1443
		1263
		1214-88 Credit = 1126 mitigation inches

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

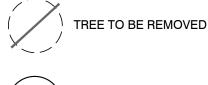
GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR

SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

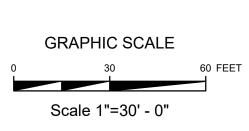
TREE PRESERVATION LEGEND





TREE PRESERVATION FENCING





TREE PRESERVATION PLAN MIXED-USE DEVELOPMENT 3005 N. GOLIAD ST ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS January 20, 2020

PREPARED BY: WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

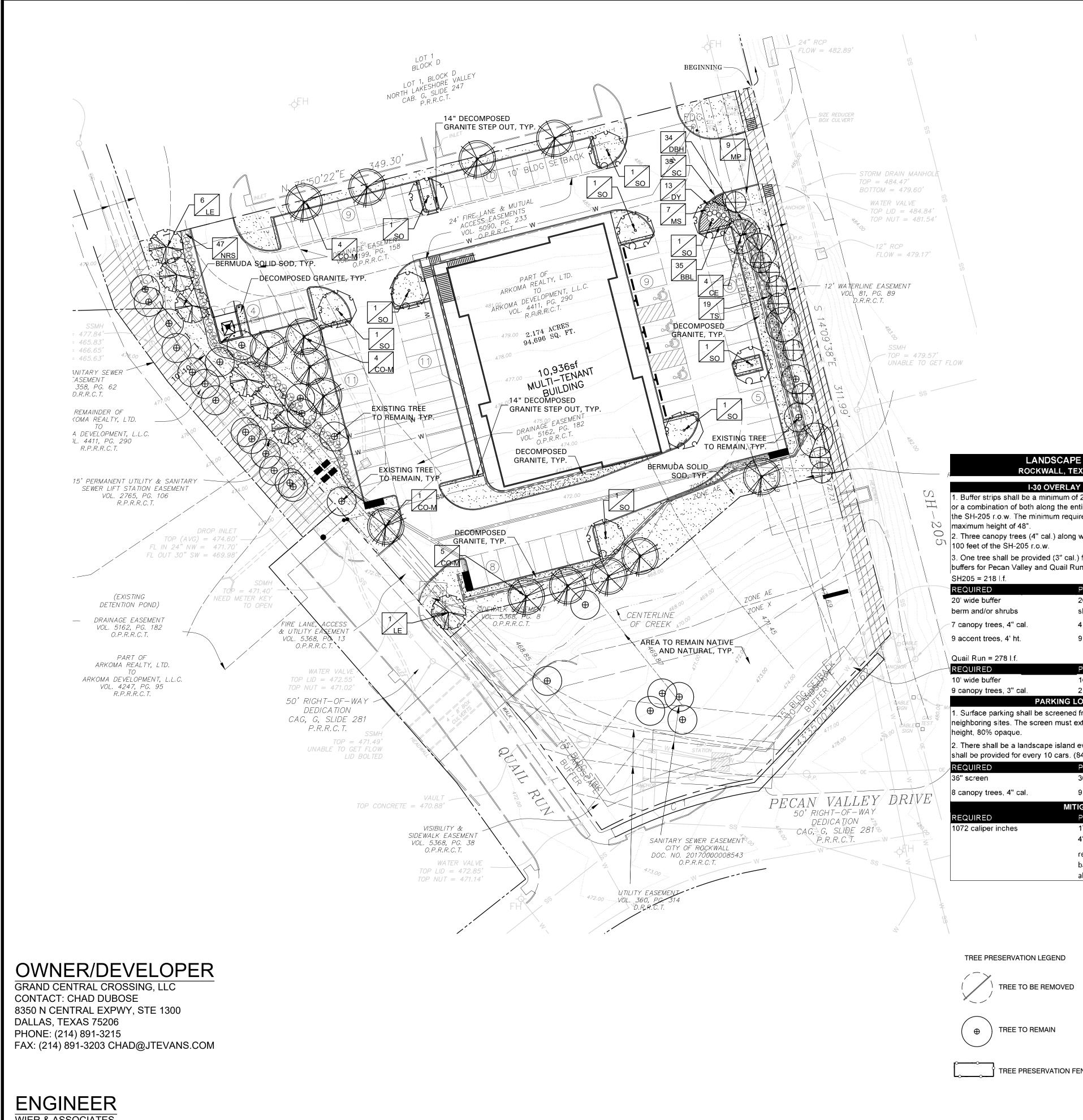
ANDSCAJE N. R/CL N. R



AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com c. 512.517.5589

Texas Firm Registration No. F-2776 www.WierAssociates.com CASE No.: SP2019-023

DATE: 1/20/2020 W.A. No. 19022



WIER & ASSOCIATES CONTACT: JAKE FEARS, P.E. 2201 E. LAMAR BLVD., SUITE #200E ARLINGTON, TX 76006 PHONE: (817) 467-7700 FAX: (817) 467-7713 JAKEF@WIERASSOCIATES.COM

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS - SH205 Overlay

I-30 OVERLAY REQUIREMENTS Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a

 \bigcirc 2. Three canopy trees (4" cal.) along with four accent trees are required per

3. One tree shall be provided (3" cal.) for every 50 l.f. within the landscape buffers for Pecan Valley and Quail Run.

SH205 = 218 l.f.	
REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 4 existing trees
9 accent trees, 4' ht.	9 accent trees, 4' ht.

PROVIDED 10' wide buffer 2 existing trees, 7 canopy trees, 3" cal. PARKING LOT LANDSCAPE 1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in

2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)

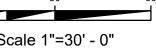
7	REQUIRED	PROVIDED
	36" screen	36" screen
	8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm
	MI	TIGATION
	REQUIRED	PROVIDED
	1072 caliper inches	17+9 (trees over minimum caliper) = 26"
		4" cal trees for mitigation = 14*4=56
_		remaining inches (990") Tree mitigation
		balance to be settled at final plat (i.e.
		alternative tree mitigation settlement)

Decomposed Granite Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

TREE PRESERVATION FENCING



GRAPHIC SCALE



60 FFF



Scale 1"=30' - 0"

PLANTED.

JOINTS.

EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES, CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE

NECESSARY TO PREVENT SOIL EROSION. ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOL: SOLID S THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMAS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS HYDROMUL CH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 75-80% COVERAGE

ALL RIGHT-OF-WAY TO BE SODDED BEFORE ACCEPTANCE.

WITH AN INCH TALL STAND PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS

SHALL BE PLANTED PER DETAILS. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE

AND QUALITY INDICATED ON THE PLANT MATERIAL LIST. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR

CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4.1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT 'WEED BARRIER' OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

N THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS

MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL

BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
14	BO-M	Bur Oak - Mitigation	Quercus macrocarpa	4" cal.	14' ht., 4' spread
4	CE	Cedar Elm	Ulmus crassifolia	4" cal.	14' ht., 4' spread, matching
15	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	Quercus shumardii	4" cal.	14' ht., 4' spread
		ORNAMENTAL TREES			
12	MP	Mexican Plum	Prunus mexicana	30 gal.	8' ht., 4' spread min.
		SHRUBS			
34	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
13	DY	Dwarf Yaupon Holly	llex vomitoria 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal.	full, 20" spread, 36" o.c.
47	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
19	TS	Texas Sage 'Thundercloud'	Leucophyllum frutescens 'Thundercloud'	5 gal.	full, 24" sprd, 30" o.c.
		GROUNDCOVER/VINES/G	RASS		
35	BBL	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal.	full, 18" o.c.
35	SC	Seasonal Color		4" pots	full, 12" o.c.
		Bermuda Solid Sod	Cynodon dactylon		
		Decomposed Granite			





AWR Designs, LLC P.O. Box 1746 Aledo, Texas 76008 amanda@awr-designs.com c. 512.517.5589

3005 N. GOLIAD ST ROCKWALL, TEXAS ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF *Rockwall county, texas* January 16, 2020

LANDSCAPE PLAN

MIXED-USE DEVELOPMENT

WIER & ASSOCIATES, INC. ENGINEERS SURVEYORS LAND PLANNERS 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700

Texas Firm Registration No. F-2776 www.WierAssociates.com CASE No.: SP2019-023

DATE: 1/16/2020 W.A. No. 19022

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, Planning and Zoning Manager
DATE:	January 28, 2020
SUBJECT:	MIS2020-003; Variance to Landscape and Fence Standards for Chandlers Landing Marina

The applicant, Jason Breland of Suntex Marina Investors, LLC, is requesting approval of a special exception to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) for the purpose of allowing a minimum six (6) foot tall masonry fence that will provide screening for the existing overnight storage area associated with the boat repair facility. The masonry screening wall is intended to replace an existing wood fence that was removed from the property by the applicant. Per the requirements of the Conditional Use Permit (CUP) [Ordinance No. 02-50] on the subject property, the overnight storage area associated with the boat repair facility is required to be screened; however, the use of a wood fence is not an option available under the current standards of the UDC. Working with staff, the applicant submitted a request for a Specific Use Permit (SUP) that was intended to tie down certain land uses on the subject property, including the incorporation of a masonry screening wall; however, this request was ultimately denied by the City Council on January 21, 2019. In response to this denial the applicant has submitted a request to construct a masonry screening wall on the subject property, but is requesting a special exception to the required canopy trees. According to Subsection 05.02(B), Screening from Residential, of Article VIII, Landscape and Fence Standards, of the UDC "(a)ny non-residential ... land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry screening wall a minimum of six (6) feet in height with canopy trees planted on 20-foot centers ..." The proposed screening wall will be completely surrounded by the existing concrete parking areas inhibiting the applicant from planting trees adjacent to the wall. The only area trees could be planted would be adjacent to the existing single-family homes; however, -- at the Planning and Zoning Commission meeting on January 14, 2019 -- many of the property owners adjacent to the marina stated that they preferred their view of the lake not be obstructed by incorporating landscaping in this area. According to Subsection 02.02, Exceptions to the Landscaping Standards, of Article VIII, Landscape and Fence Standards, of the Unified Development Code (UDC), "(t)he Planning and Zoning Commission may grant an exception to the landscaping standards contained in this Article upon a finding that the resulting landscaping or landscaping plan will be equivalent to or exceed the requirements stipulated by this Article, and provide an improvement to the aesthetics of the surrounding area." In this case, the masonry screening wall is considered to be an improvement over the previous wood fence, and the exclusion of the canopy trees from the plan does not appear to negatively impact the adjacent properties. Based on this a special exception request may be warranted; however, this request is a discretionary decision for the Planning and Zoning Commission. Approval of any special exception to the requirements of this section by the Planning and Zoning Commission shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval. Should the Planning and Zoning Commission have any questions staff will be available at the January 28, 2020 meeting.

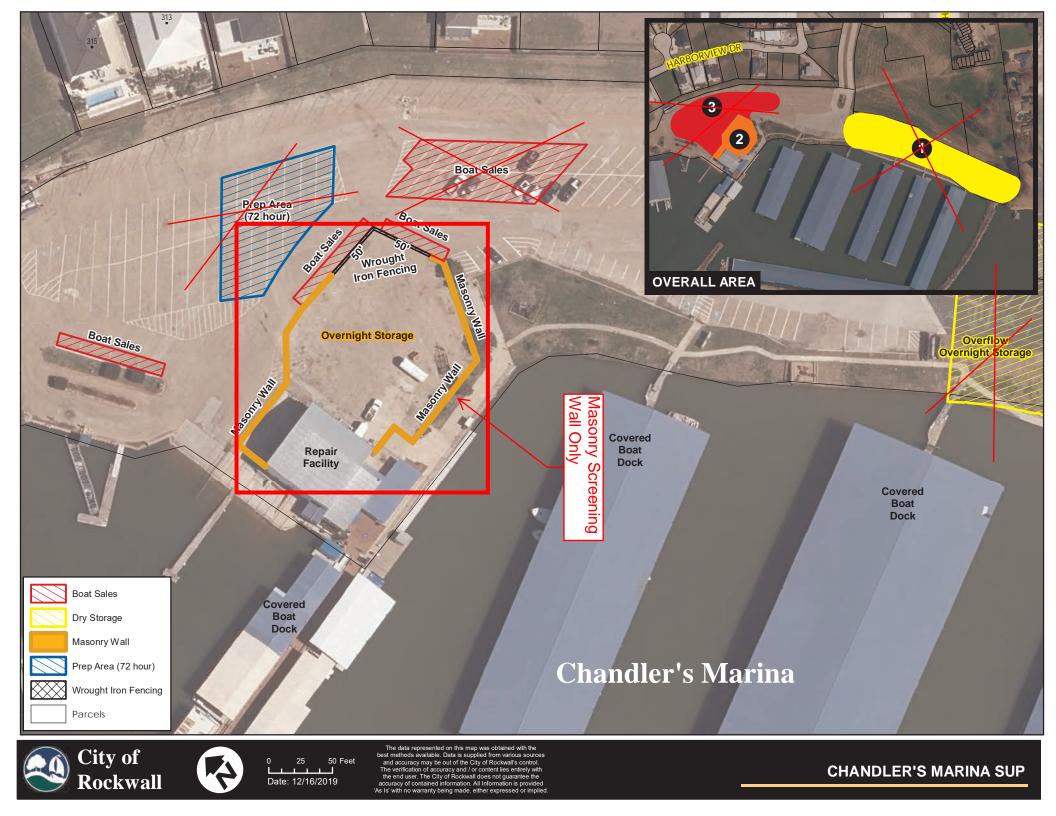




City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT 385 S. GOLIAD STREET • ROCKWALL, TX 75087 PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales; Planning and Zoning Manager
DATE:	January 28, 2020
SUBJECT:	MIS2020-004; Alternative Tree Mitigation Settlement Agreement

The applicant, Rachel Gruber of Perkins and Will, is requesting approval of an alternative tree mitigation settlement agreement in conjunction with an approved site plan for the Presbyterian Hospital expansion. On January 14, 2020, the Planning and Zoning Commission approved a site plan for the subject property laying out an expansion for the hospital totaling ~84,002 SF [Case No. SP2019-051]. At the time of approval, a treescape plan for this case indicated a total of 712-caliper inches of trees to be removed for the development of the site. The landscape plan indicated a total of 280-caliper inches being added back to the site. This left an outstanding mitigation balance due of 432-inches. As part of this case, the applicant had requested the Planning and Zoning Commission consider a request for an alternative tree mitigation settlement agreement for the relief or total waiver of the 432-inch mitigation balance. When considering a request for an alternative tree mitigation settlement agreement, the Planning and Zoning Commission is tasked with determining if the applicant has demonstrated a hardship, and is unable to meet the requirements of the ordinance. After the applicant's presentation, the Planning and Commission made a motion to recommend denial of the applicant's request for the total waiver of the mitigation balance. This motion failed to be approved by a vote of 3-3. Since the motion failed to be approved, this results in a recommendation of denial with prejudice to be forwarded to the City Council. Based on this, the applicant informed staff that they did not want to pursue this request with the City Council, and have chosen to revise the request for the reconsideration of the Planning and Zoning Commission.

To address the outstanding balance the applicant has provided a letter, and revised treescape and landscape plans indicating the removal of 818-inches with 460-inches to be replanted on the site. This means the remaining mitigation balance is 358-inches. The applicant is requesting to purchase tree preservation credits equal to 20% of the overall mitigation balance due [*i.e.* 818-inches x 20% = 164-inches]. This would result in a payment of \$16,400 [*i.e.* 164-inches x \$100 per inch] that would be deposited into the City's *Tree Mitigation Fund*. This would leave a mitigation balance due of 194-inches.

According to Section 5.6 of Article IX, *Tree Preservation*, of the *Unified Development Code* (UDC), the mitigation balance may be satisfied by one (1) or a combination of the following:

- (1) The developer can provide trees on site to off-set the mitigation balance.
- (2) The developer may petition the Parks and Recreation Department to accept the required number of trees to off-set the mitigation balance.
- (3) Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches. Additionally, if the developer plants a tree on the property, the developer would be eligible for a reduction in the cost of tree preservation credits of up to 50 percent (*i.e.* \$100.00 per inch).

Based on these choices, the applicant has indicated their desire to purchase 20% tree preservation credits, and is requesting relief or a waiver for the remaining 80% of the mitigation balance (*i.e. 194-inches*). The applicant's letter cites that the waiver being requested would equate to approximately half of the Bald Cypress trees that were initially overplanted at the time of their original landscape design.

Section 5.7, Alternative Tree Mitigation Settlement Agreements, of Article IX, Tree Preservation, of the Unified Development Code (UDC), gives the City Council the ability to approve an alternative tree mitigation plans on a case-by-case basis pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant is proposing to satisfy 20% of the mitigation balance by providing a check in the amount of \$16,400. These funds will be deposited in the City's tree mitigation fund and will be used for planting trees in the city's parks, medians, and other similar areas. If the City Council does not approve an alternative tree mitigation settlement agreement, the applicant would be required to provide the full balance due to the Parks Department to be used in other areas of the City.

Should the Planning and Zoning Commission have any questions staff will be available at the <u>January</u> <u>28, 2020</u> meeting.

City of Rockwall

Project Plan Review History



1/23/2020 AG

Applied

Project Number Project Name Type Subtype Status	MIS2020-004 3150 Horizon Rd MISCELLANEOUS Staff Review	Owner Applicant	JASON LII RACHEL C			Approved Closed Expired Status	
Site Address 3076 HAYS RD		City, State Zip ROCKWALL, TX 75087				Zoning	
Subdivision		Tract 1	Block	Lot No 1	Parcel No 0097-0000-0001	General Plan -00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/24/2020	1/31/2020	1/24/2020	COMMENTS	See comments
(1/24/2020 3·01 PN	4 DG)					

(1/24/2020 3:01 PIVI DG)

MIS2020-004; Alternative Tree Settlement Agreement for 3050 Horizon Road - Presbyterian Hospital

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of an Alternative Tree Mitigation Settlement Agreement in conjunction with an approved site plan for a hospital (Presbyterian Hospital) on a 18.871-acre parcel of land identified as Lot 23, Block A, Presbyterian Hospital of Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 3150 Horizon Road.

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

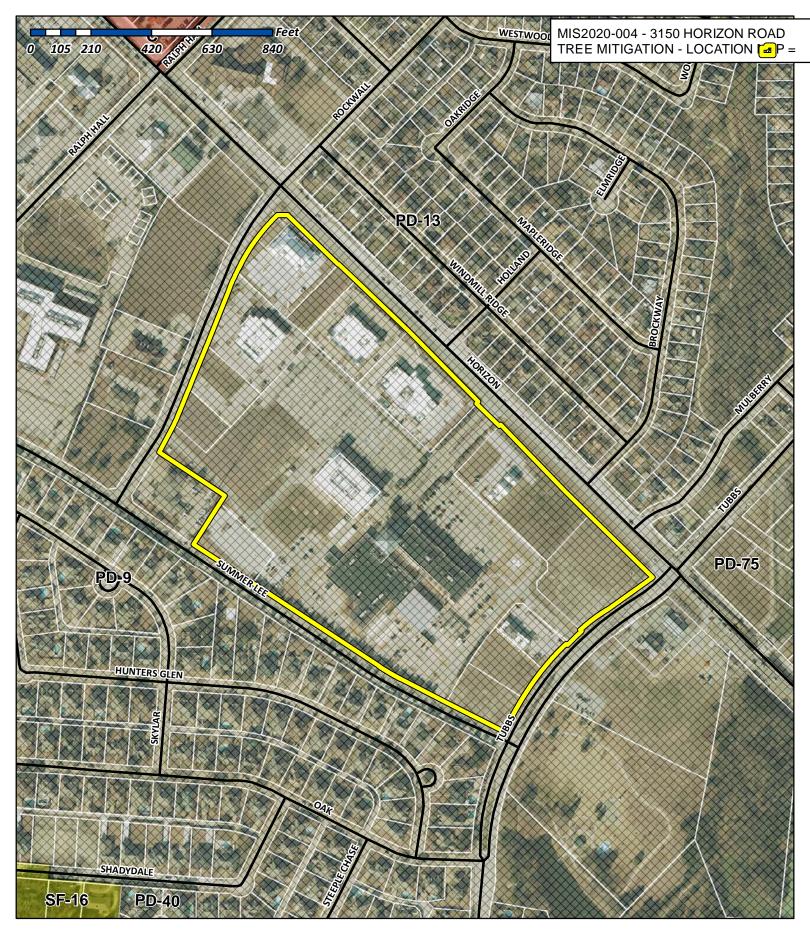
M.3 For reference, include the case number (MIS2020-004) in the lower right-hand corner of all pages of all revised plan submittals (i.e. Treescape and Landscape Plans).

1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 9 (PD-9), and the Article 09, Tree Preservation, of the Unified Development Code (UDC) that are applicable to the subject property.

1.5 The Planning and Zoning Work Session will be held on January 28, 2020.

1.6 The City Council meeting for this case is scheduled to be held on February 3, 2020.

1.7	Staff recommends that a representative be present for the meetings as scheduled above.	The meetings will be held in the City's Council Chambers and begin at
6:0	0 p.m.	





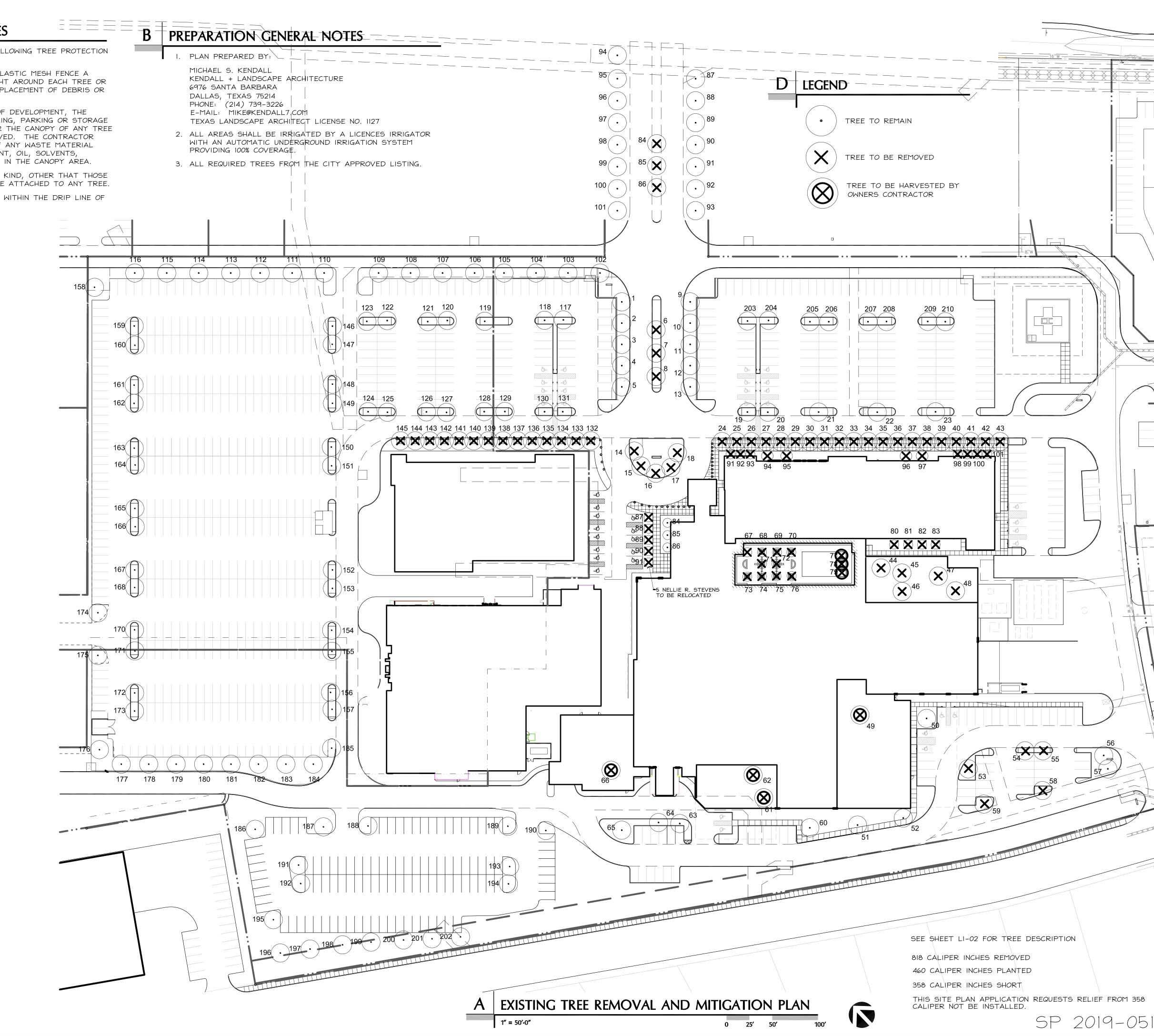
City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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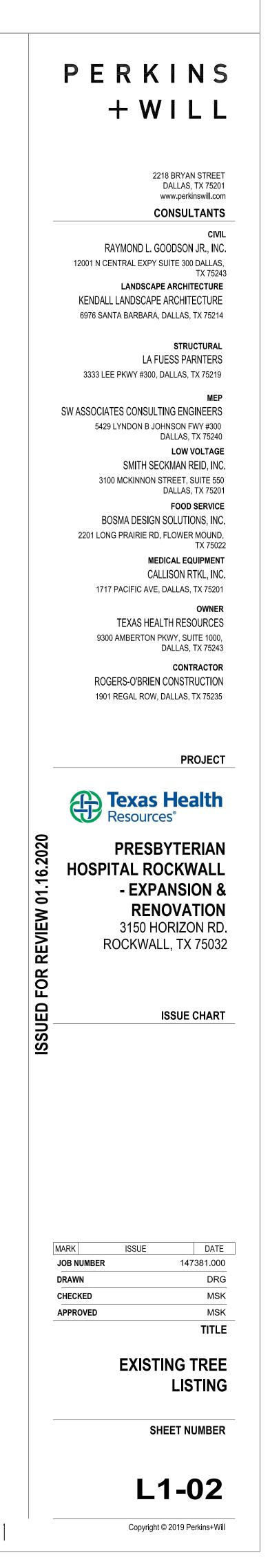
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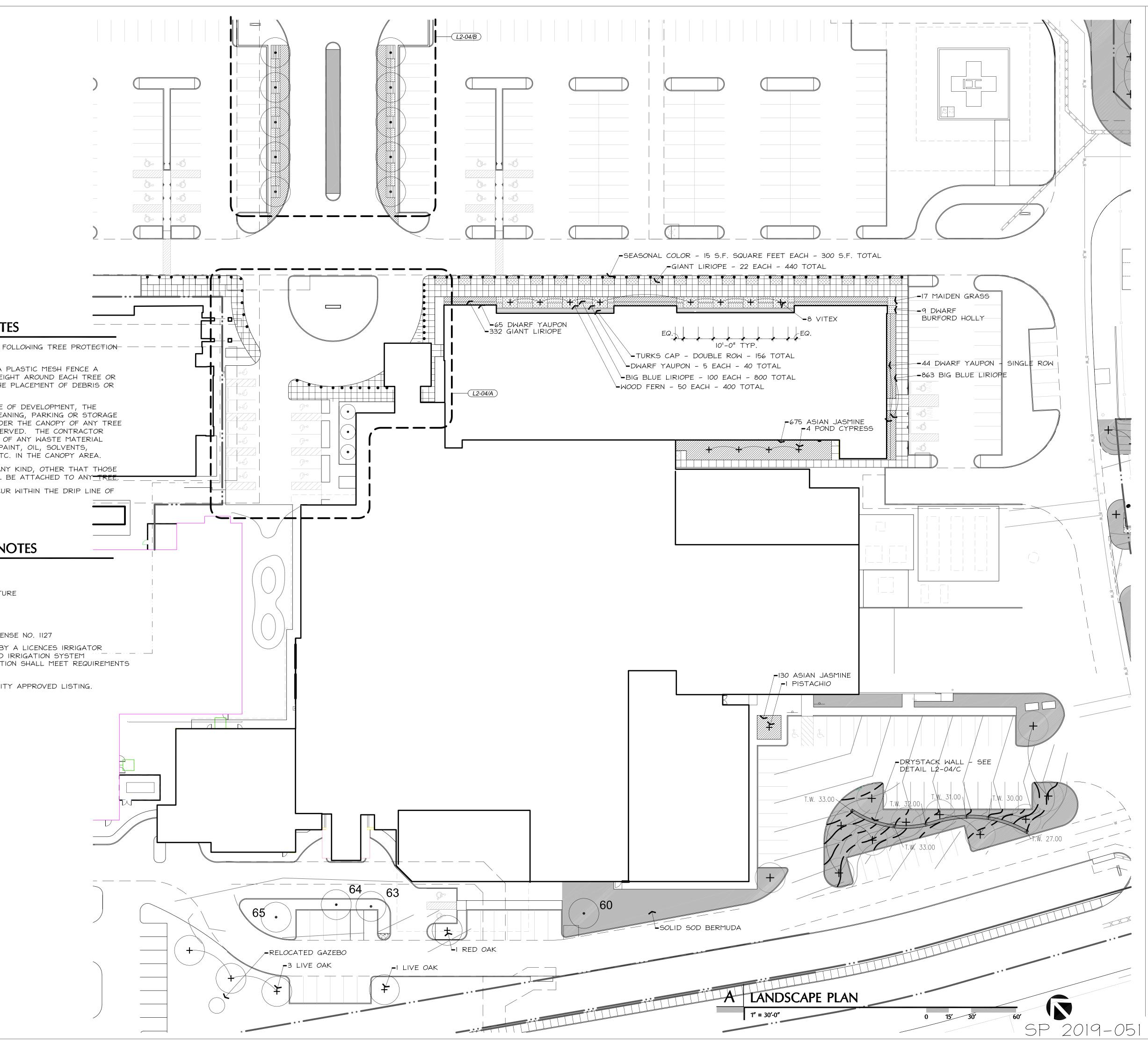
818 CALIPER INCHES REMOVED 460 CALIPER INCHES PLANTED 358 CALIPER INCHES SHORT

THIS SITE PLAN APPLICATION REQUESTS RELIEF FROM 358 CALIPER NOT BE INSTALLED.



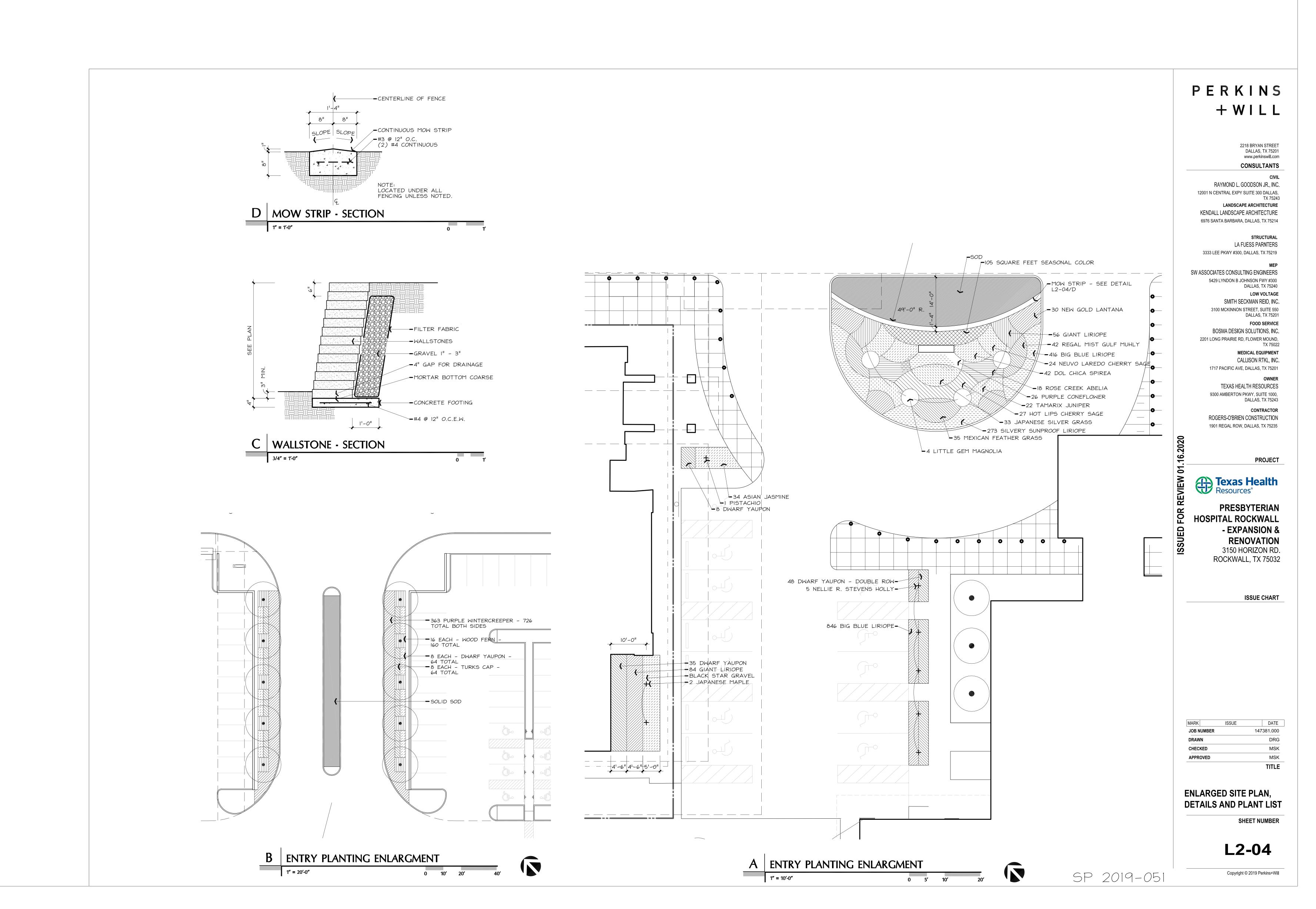
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C	CONTRACTOR SHALL ADHERE TO THE
	MEASURES: I. THE CONTRACTOR SHALL ERECT A MINIMUM OF FOUR (4') FEET IN HE GROUP OF TREES TO PREVENT TH
	 GROUP OF TREES TO PREVENT TH FILL WITHIN THE DRIP LINE. 2. DURING THE CONSTRUCTION PHASE CONTRACTOR SHALL PROHIBIT CLE
	OF EQUIPMENT OR MATERIALS UND OR GROUP OF TREES BEING PRESE SHALL NOT ALLOW THE DISPOSAL SUCH AS, BUT NOT LIMITED TO, F
	ASPHALT, CONCRETE, MORTAR, ET 3. NO ATTACHMENTS OR WIRES OF A OF A PROTECTIVE NATURE, SHALL
	4. NO FILL OR EXCAVATION MAY OCCU A TREE TO BE PRESERVED.
В	PREPARATION GENERAL N
	 PLAN PREPARED BY: MICHAEL S. KENDALL KENDALL + LANDSCAPE ARCHITECT 6976 SANTA BARBARA DALLAS, TEXAS 75214 PHONE: (214) 739-3226 E-MAIL: MIKE@KENDALL7.COM TEXAS LANDSCAPE ARCHITECT LICE ALL AREAS SHALL BE IRRIGATED E WITH AN AUTOMATIC UNDERGROUND PROVIDING 100% COVERAGE. IRRIGAT OF THE UDC ALL REQUIRED TREES FROM THE CI



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D	PARKING LOT PLANT
	ALL SIZES SHOWN ARE MINIMUM. IF QUANTITIES ARE SHOWN, CON- BOTANIC NAME LARGE TREES
	TAXODIUM ASCENDUMS TAXODIUM DISTICHUM QUERCUS VIRGINIANA QUERCUS MACROPHYLUM ULMUS CRASSIFOLIA
	ORNAMENTAL TREES VITEX AGNUS-CASTUS JUNIPER VIRGINIANA ILEX VOMITORIA MAGNOLIA GRANDIFLORA
	SHRUBS ILEX VOMITORIA NANA ILEX CRENATA BURFORDII NANA GROUNDCOVER EUONYMUS FORTUNEI 'COLORATA' LIRIOPE MUSCARI 'GIANT' LAWN CYNDON
	CINDON

LIST

	COMMON NAME	SIZE	DESCRIPTION
	POND CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEAI
	BALD CYPRESS	100 GALLON CONTAINER, 4 -4 1/2 CALIFER, 9 - 10 HEIGHT, 5-6 SPREAD 100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEAL
	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIFER, 9" - 10" HEIGHT, 5"-6" SPREAD	SINGLE STRAIGHT LEAD
	BUR OAK	100 GALLON CONTAINER, 4^{-4} 1/2 CALIPER, 9^{\prime} - 10 HEIGHT, 5-6 SPREAD	SINGLE STRAIGHT LEAD
	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEAD
	VITEX EASTERN RED CEDAR TREE YAUPON LITTLE GEM MAGNOLIA	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD 65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD 65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD 65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CAN MULTI-TRUNK - 3 CAN MULTI-TRUNK - 3 CAN MULTI-TRUNK - 3 CAN
	DWARF YAUPON HOLLY	3 GALLON	24" ON CENTER
А	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
ΓA'	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
	GIANT LIRIOPE	I GALLON	15" ON CENTER

LANDSCAPE ORDINANCE - ROCKWALL, TEXAS - SOUTH PARKING Ε

I. 10' LANDSCAPE BUFFER

PROVIDED AT ROCKWALL PARKWAY 2. SCREENING OF OFF-STREET LOADING AREAS

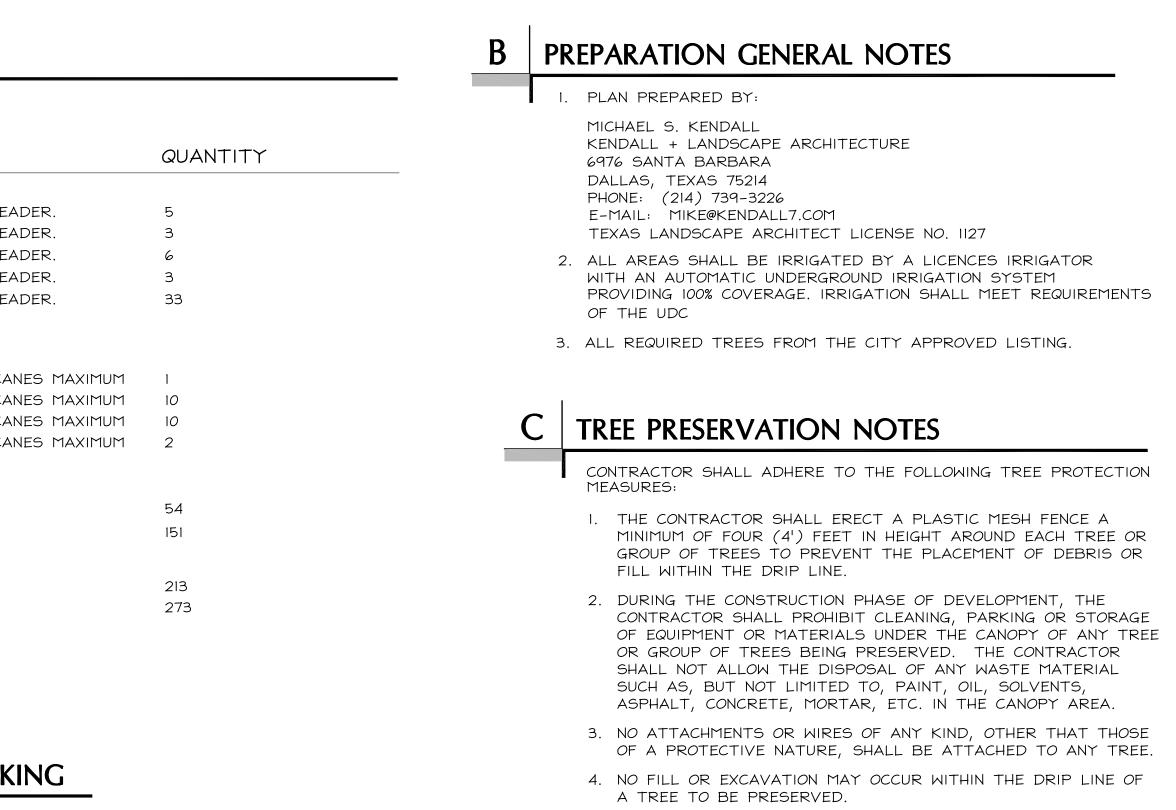
NOT APPLICABLE

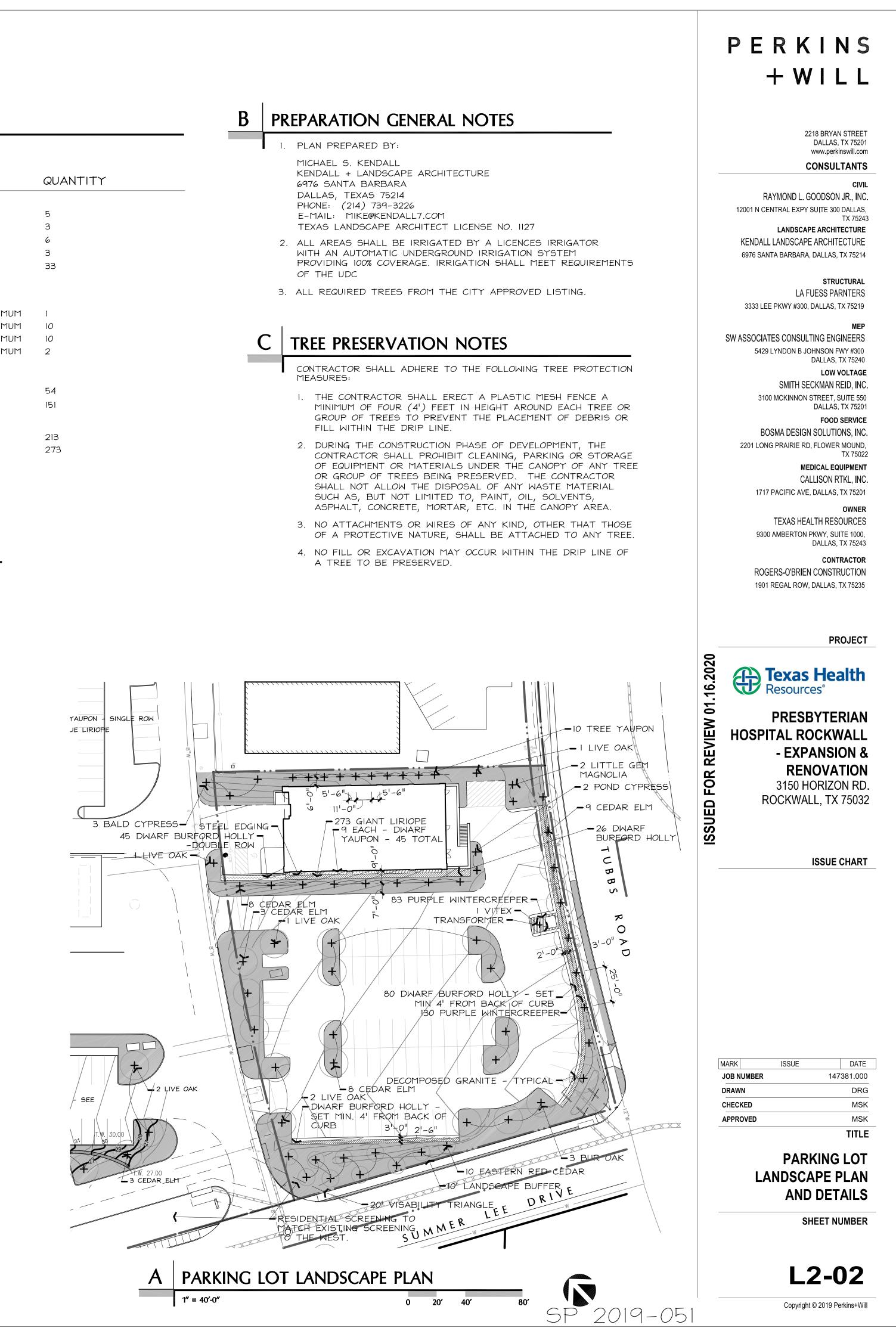
3. RESIDENTIAL ADJACENCY

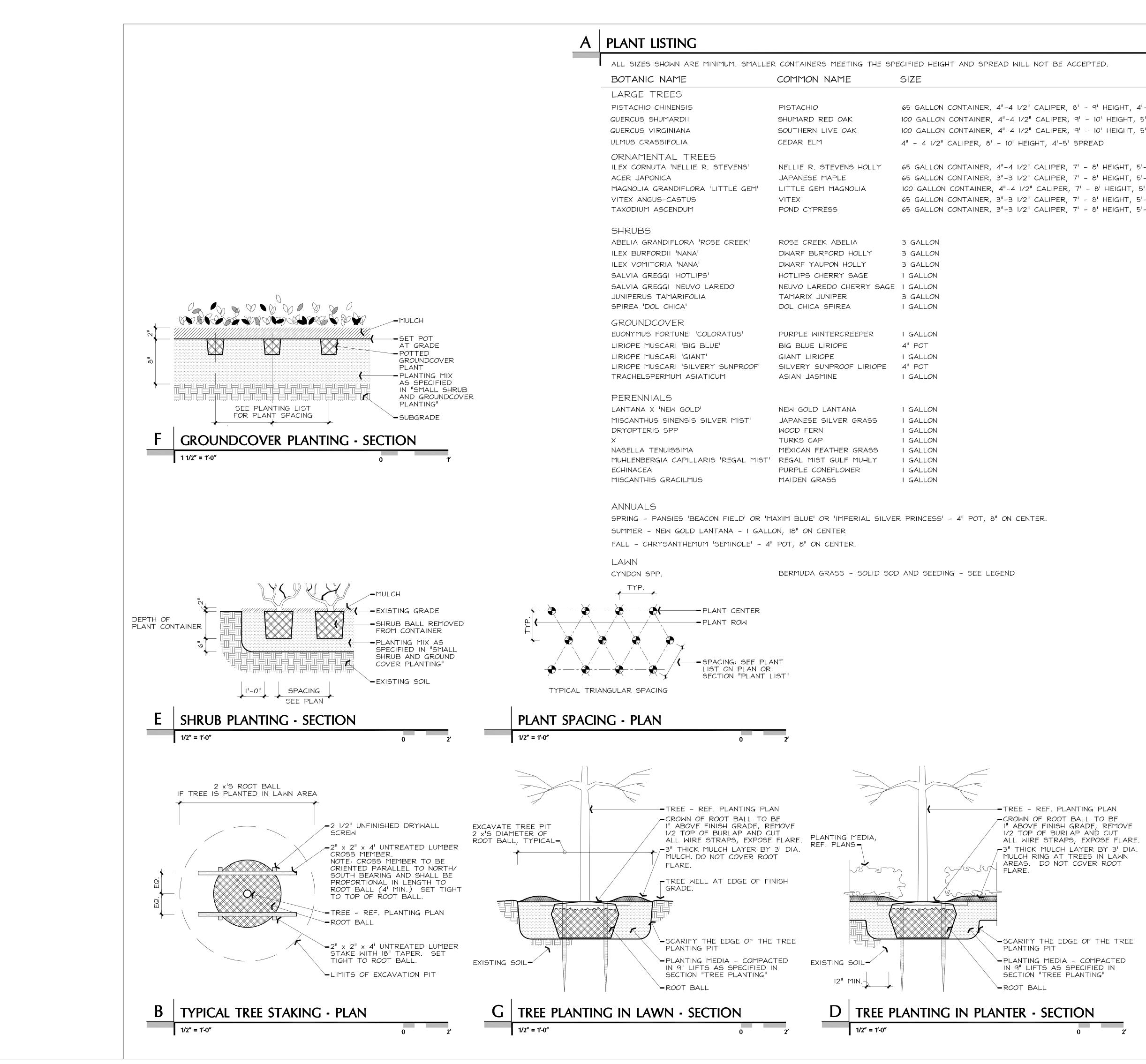
MATCHING EXISTING SCREENING ALONG THE BALANCE OF THE PROJECT.

4. BUFFER LANDSCAPING TREE PER 50	LINEAR FEET		
TUBBS	165	/50	3 TREES REQUIRED
			8 TREES PROVIDED
SUMMER LEE DRIVE	240	/50	5 TREES REQUIRED
			13 TREES PROVIDED
5. PARKING LOT LANDSCAPING	33,600	*.05	1,680 REQUIRED SQUARE FEET
			7,700 PROVIDED SQUARE FEET

6. OPEN SPACE		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TROVIDED SQUARE TEET
OFFICE ZONING REQUIRES 20%	47,500 *.20		REQUIRED SQUARE FEET PROVIDED SQUARE FEET

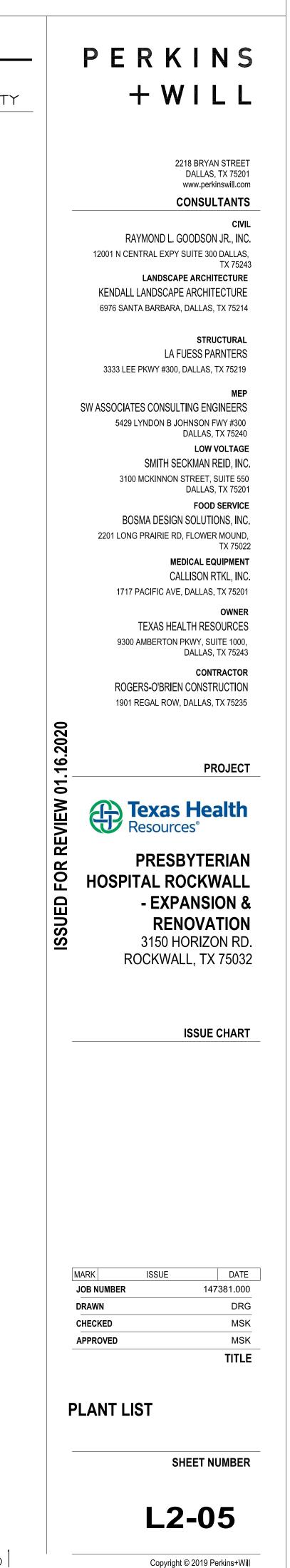






FIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED.		
IZE	DESCRIPTION	QUANTITY
5 GALLON CONTAINER, 4"-4 1/2" CALIPER, 8' - 9' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER	2
0 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	4
0 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	7
- 4 1/2" CALIPER, 8' - 10' HEIGHT, 4'-5' SPREAD	BALLED AND BURLAPPED, SINGLE STRAIGHT LEADER.	5
5 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	5
5 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	2
0 GALLON CONTAINER, 4"-4 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	4
5 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	8
5 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM	4
GALLON	30" ON CENTER	18
GALLON	24" ON CENTER	17
GALLON	24" ON CENTER	296
GALLON	24" ON CENTER	27
GALLON	24" ON CENTER	24
GALLON	24 ON CENTER	22
GALLON	18" ON CENTER	42
GALLON	18" ON CENTER	726
' POT	8" ON CENTER	2,925
GALLON	15" ON CENTER	912
' POT	8" ON CENTER	273
GALLON	15 ON CENTER	839
GALLON	24" ON CENTER	30
GALLON	18" ON CENTER	33
GALLON	15" ON CENTER	560
GALLON	18" ON CENTER	220
GALLON	15" ON CENTER	35
GALLON	18" ON CENTER	42
GALLON	18" ON CENTER	26
GALLON	18" ON CENTER	17

405 SQUARE FEET



City of Rockwall

Project Plan Review History



10

1/12/2020

Applied

Project Number Project Name Type Subtype Status	MIS2020-001 2930 Ridge Road MISCELLANEOUS Staff Review	Owner Applicant	Russell N	lartin		Approved Closed Expired Status	1/13/2020	AG
Site Address		City, State Zip ROCKWALL, TX 75032				Zoning		
Subdivision RAINBOW ACRES		Tract 18 & PT OF 19	Block	Lot No 18 & PT OF	Parcel No 4720-0000-0018-01-	General Pla OR	an	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	David Gonzales	1/22/2020	1/29/2020	1/24/2020	2 COMMENTS	See comments
14 124 12020 2.4 4 DN						

(1/24/2020 3:14 PM DG)

MIS2020-001; Alterna. ve Tree Selemen t Agreement for Lot 26, Lake Ridge Estates Addion

Please address the following comments (M= Mandatory Comments; I = Informaonal Comments)

1.1 This is a request for the approval of an alternav e Tree Mitigaon Se lemen t Agreement in conjuncon with an approved site plan for a strip retail center on a 1.1755-acre parcel of land idenfied as Lot 26 of the Lake Ridge Estates Addion, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (MIS2020-001) in the lower right-hand corner of all pages of all revised plan submi als (i.e. Treescape and Landscape Plans).

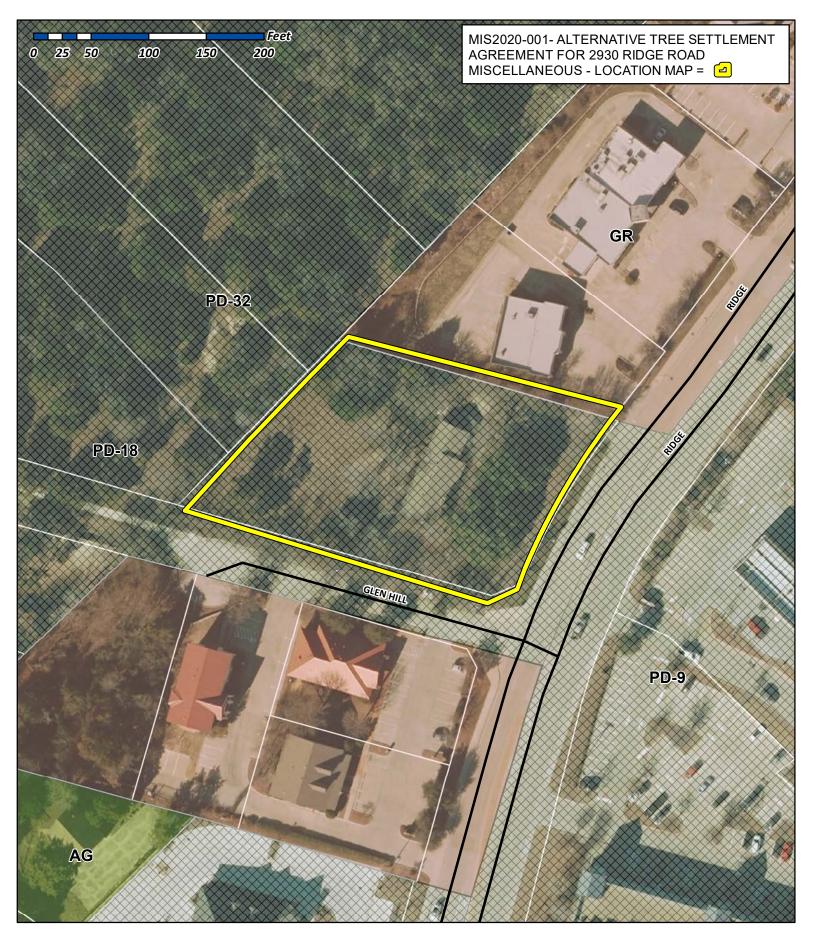
1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), Planned Development District No. 32 (PD-32), and the General Development Standards of Arc le V, that are applicable to the subject property.

1.5 The Planning and Zoning Work Session will be held on January 28, 2020.

I.6 The Planning and Zoning Meeng will be h eld on February 11, 2020.

1.7 The City Council meeting for this case is scheduled to be held on February 17, 2020.

1.8 Staff recommends that a representave be present for the meetings as scheduled above. The meeng s will be held in the City's Council Chambers and begin at 6:00 p.m.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





January 9, 2020

Ryan C. Miller, AICP Director of Planning and Zoning Planning and Zoning Department City of Rockwall, Texas

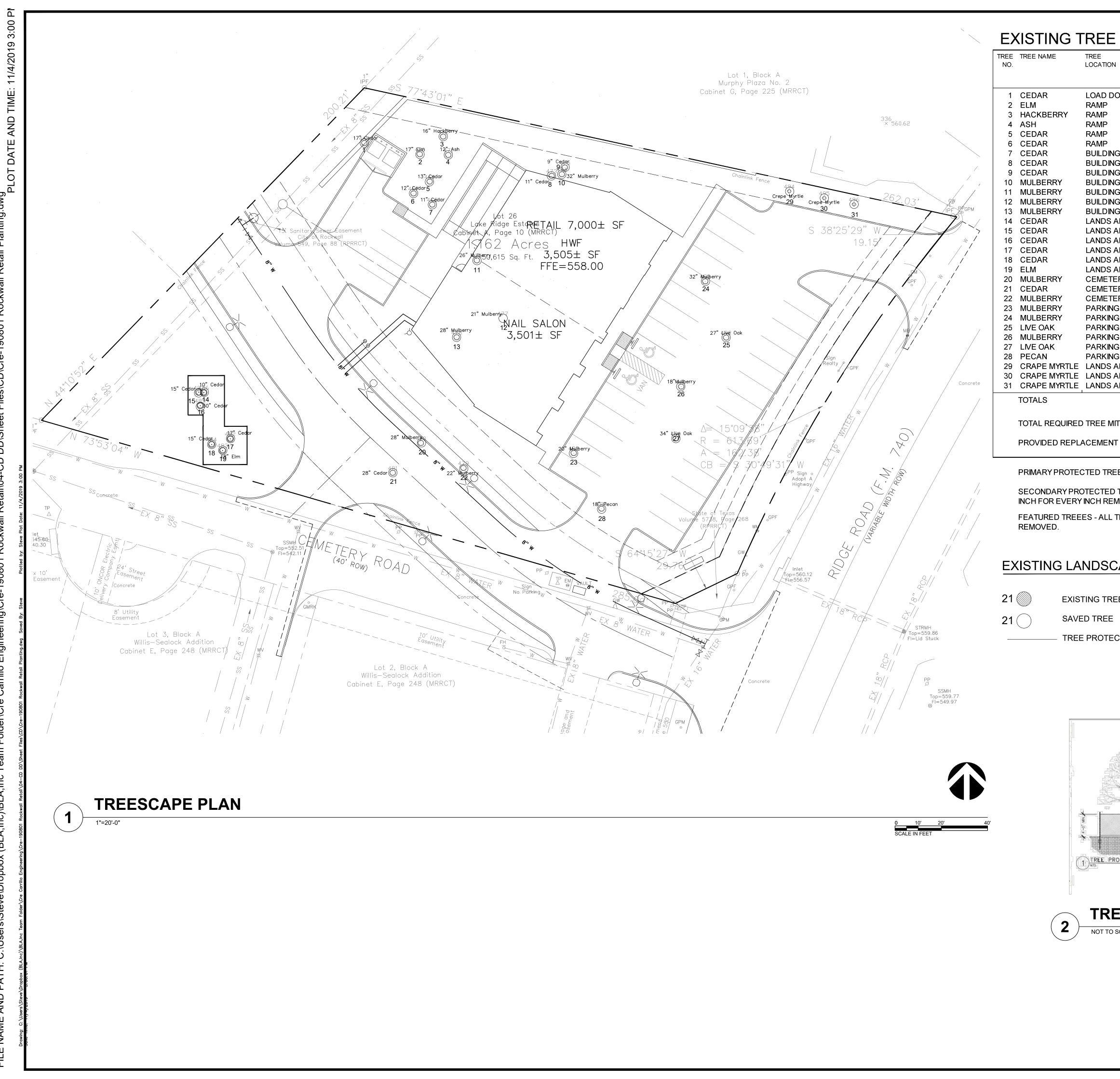
RE: 2930 Ridge Road, Rockwall, Texas

Dear Mr. Miller,

I am writing today to request an alternative tree mitigation solution for our project located at 2930 Ridge Road. We are required to mitigate 668 caliper inches of trees. Our plan provides for replacement trees equaling 322 caliper inches. This leaves us 346 caliper inches short, equating to 87 four-inch trees. We would like to provide the city with a park of approximately 5,000 square feet along the new Glen Hill Road that we are constructing as part of our development plan. We plan to landscape the park and provide park benches for pedestrians. Additionally, the park will provide a nice location to install signage and information for Glen Hill Cemetery. As we have discussed, we would like to spearhead a clean-up of the cemetery. The approximate value of the park is in excess of \$100,000, which exceeds the cost of the tree deficit of 346 caliper inches.

Thank you,

Russell Martin



 \mathbf{O} 06 C Ē C Ā ш Ζ Ш

TREE TREE NAME NO. TREE LOCATION 1 CEDAR LOAD DOC 2 ELM RAMP 3 HACKBERRY RAMP RAMP 4 ASH 5 CEDAR RAMP 6 CEDAR RAMP 7 CEDAR BUILDING 8 CEDAR BUILDING 9 CEDAR BUILDING 10 MULBERRY BUILDING 11 MULBERRY BUILDING 12 MULBERRY BUILDING 13 MULBERRY BUILDING 14 CEDAR LANDS AR LANDS AF 15 CEDAR 16 CEDAR LANDS AF 17 CEDAR LANDS AF 18 CEDAR LANDS AF LANDS AF 19 ELM 20 MULBERRY CEMETER 21 CEDAR CEMETER 22 MULBERRY CEMETER 23 MULBERRY PARKING 24 MULBERRY PARKING 25 LIVE OAK PARKING 26 MULBERRY PARKING 27 LIVE OAK PARKING 28 PECAN PARKING 29 CRAPE MYRTLE LANDS AF 30 CRAPE MYRTLE LANDS AF 31 CRAPE MYRTLE LANDS AR TOTALS

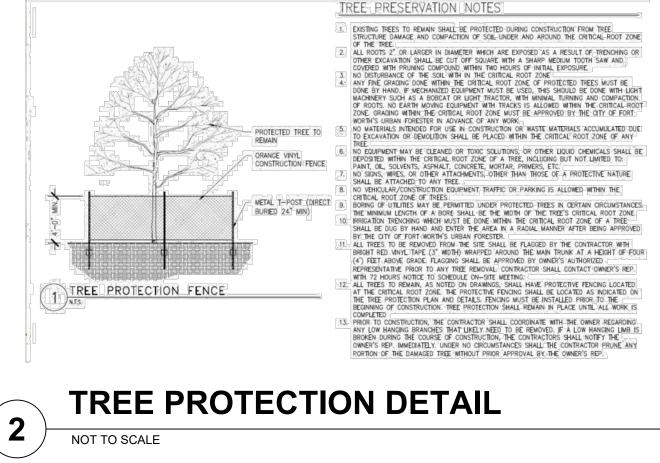
TOTAL REQUIRED TREE MITIGAITON CALIPER INCHES

PROVIDED REPLACEMENT 52 TREES AT 3" CALIPER

INCH FOR EVERY INCH REMOVED. REMOVED.

EXISTING LANDSCAPE LEGEND

21 🥢	EXISTING TREE TO BE REMO
21	SAVED TREE
	— TREE PROTECTION FENCE



	CALIPER INCHES	PROTECTED TREES	PROTECTED TREES REMOVED	PROTECTED TREES REMOVED	SECONDARY PROTECTED	TREE GREATER
		PRESERVED	NOT REQUIRING MITIGATION	REPLACE INCH PER INCH	TREE 11-25" 1/2 CAL REPLACE	25" CAL. 1:2 REPLACE
СК	17				8.5	
	17			17.0		
	16				8.0	
	12			12.0		
	13				6.5	
	12				6.0	
j N	11				5.5	
	11			0.0	5.5	
	9 32			9.0		64.0
	26					64.0 52.0
	20					42.0
	28					42.0 56.0
REA	10	10				00.0
REA	15	15				
REA	30	30				
REA	17	17				
REA	15	15				
REA	18	18				
RY ST.	28					56.0
RY ST.	28					56.0
RY ST.	22			22.0		
LOT	20			20.0		
LOT	32					64.0
LOT	27					54.0
LOT	18			18.0		
LOT	34					68.0
LOT	18			18.0		
REA	< 4		LESS THAN 4"			
REA	< 4		LESS THAN 4"			
REA	< 4		LESS THAN 4"			
	557	105		116	40	512

PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES - REPLACED WITH INCH FOR INCH REMOVED

SECONDARY PROTECTED TREES - HACKBERRY & CEDAR TREES MEASEURE 11 INCHES - 25 INCHES DBH - REPLACED WITH 1/2

FEATURED TREEES - ALL TREES GREAT THAN 25 INCHES SAHLL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING

EE TO BE REMOVED

EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOLUNDER AND AROUND THE CRITICAL-ROOT ZONE OF THE TREEL
 ALL ROOTS 2." OR LARGER IN DIAMETER WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION SHALL BE CUT OF SOUNARE WITH A SHARP MEDIUM TOOTH SAW AND COVERED WITH PRUNING COMPOUND WITHIN TWO HOURS OF INITIAL EXPOSURE
 AND IDSTURBANCE OF THE SOLU WITH IN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN TWO HOURS OF INITIAL EXPOSURE
 ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE ANY FINE GRADING TO THE USED. THIS SHOULD BE DONE WITH UGHT MACHNERY SUCH AS A BOGAT OR UGHT TRACTOR, WITH MINMAL TURING AND COMPACTION. OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACTOR, WITH MINMAL TURING AND COMPACTION. OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACTOR, WITH MINMAL TURING AND COMPACTION. OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACTOR, WITH MINMAL TURING AND COMPACTION. OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACTOR, WITH MINMAL TURING AND COMPACTION. OF ROOTS. NO EARTH MOVING EQUIPMENT WITH TRACTOR WITH THE CRITICAL ROOT ZONE TO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE WATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE WATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY TREE ODAMETER YANY BE CLEANED OR TOXIC SOLUTIONS. OR OTHER LIDUD CHEMICALS SHALL BE

TREE PRESERVATION NOTES

TREE PROTECTION DETAIL

В	Е	R	K	Е	Ν	В		L	Ε
_						_	-	_	

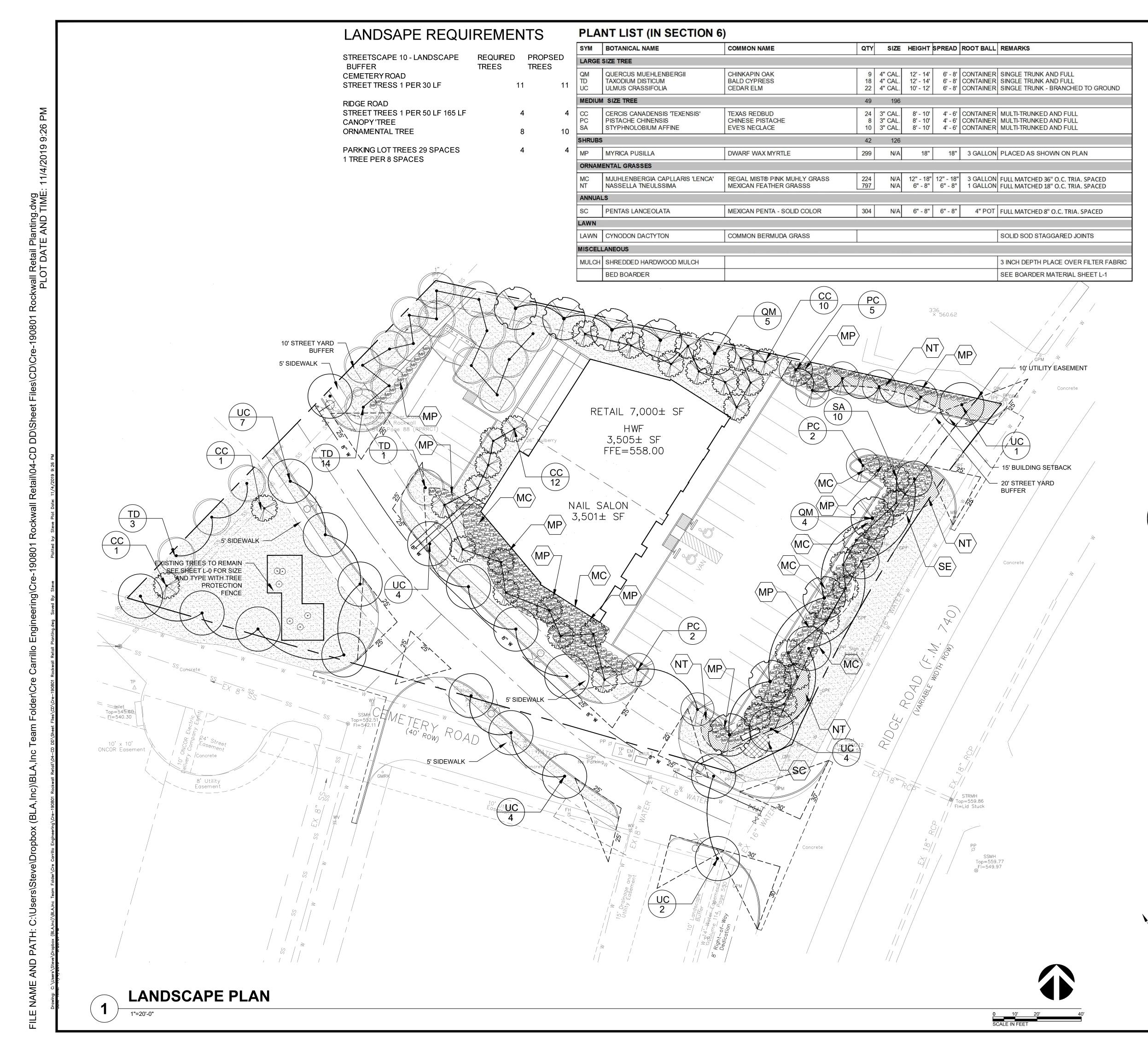
LANDSCAPE ARCHITECTS
 DALLAS OFFICE

 2001 N Lamar Suite 290
 (214) 922-9946
 Dallas, TX 75202 SOUTHLAKE OFFICE (817) 379-9853 2355 Johnson Rd Southlake, TX 76092

Carllo Englandering, LLC Carllo Englanding, LLC Carllo Englanding, LLC Solution Bargering, LLC
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Issue Dates: 11-05-2019
Date
Revisions
Scale:
Drawn By:
Checked By:
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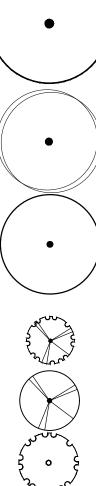


GENERAL PLANTING NOTES

- 1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION.
- CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF CONSTRUCTION.
- 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
- 4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
- 5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED IRRIGATION DESIGNER.
- CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.
 OLIANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTERVERS.
- 7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND SHOW THE ADDED OR REDUCED COST.
- 8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
 9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO INSTALLATION.
- 10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- 11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.
- 12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- 13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
 MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED
- HARDWOOD MULCH. 16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH
- MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
 17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE CONSIDERED LANDSCAPING.

LANDSCAPE LEGEND

PROPOSED TREES



CHINKAPIN OAK

BALD CYPRESS

CEDAR ELM

REDBUD

CHINESE PISTACHE

EVES NECKLACE

BH BH BH BH BH

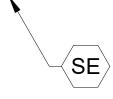


SEASONAL COLOR

SHRUB MASSING

ORNAMENTAL GRASS

— — STEEL EDGING



MATERIAL CALL OUT

TREE CALL OUT



BERKENBILE

LANDSCAPE ARCHITECTS
DALLAS OFFICE
2001 N Lamar Suite 290
Dallas, TX 75202
SOUTHLAKE OFFICE
2355 Johnson Rd
Southlake, TX 76092
(817) 379-9853

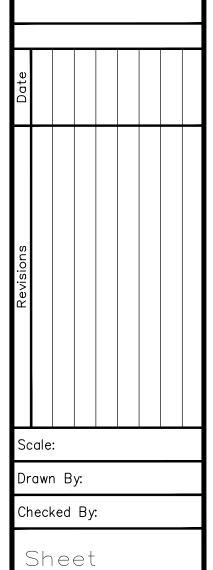
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Engineering,

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lssue	Dates:
11-05-	-2019



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City of Rockwall

Project Plan Review History



Project Number Project Name Type	P2020-006 Saddle Star South PLAT		Owner Applicant	gwendol' Pat atkins			Applied Approved Closed Expired	1/21/2020	AG
Subtype	MASTER PLAT						Status	1/24/2020	DG
Status	P&Z HEARING								
Site Address		City, State Zip							
		,					Zoning		
Subdivision		Tract		Block	Lot No	Parcel No	General Plar	ı	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/21/2020	1/28/2020	1/21/2020		APPROVED	
NOTE: Cul-de-sac lo	ots might run into fence	problems.					
ENGINEERING	Sarah Johnston	1/21/2020	1/28/2020	1/24/2020	3	COMMENTS	
(1/24/2020 9:57 AN	/I SJ)						
I - Must preliminary	plat the property.						
M - Remove the str							
M - Remove the Ma	ster Plat Notes 1, 2, and	4. Keep note	3.				
FIRE	Ariana Hargrove	1/21/2020	1/28/2020	1/23/2020	2	APPROVED	
GIS	Lance Singleton	1/21/2020	1/28/2020	1/21/2020		APPROVED	
PLANNING	David Gonzales	1/21/2020	1/28/2020	1/23/2020	2	COMMENTS	See comments

Type of Review / Notes Contact Sent Due Received Elapsed Status	Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	
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(1/23/2020 4:37 PM DG)

P2020-006; Master Plat/Open Space Plan for the Saddle Star South Subdivision

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a master plat/open space plan for the Saddle Star South Subdivision containing 176 single-family residential lots on a 70.408-acre tract of land identified as Tracts1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2020-006) in the lower right-hand corner of all pages of all revised plan submittals (i.e. site plan and landscape plan).

1.4 The Master Plat shall conform to all standards and requirements of Planned Development District79 (PD-79) [i.e. Ordinance No. 19-40], the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document

- 1.5 Correct/include the following data under the Land Use Data Table as follows
- a) Remove "Typical" from the lot size designation.
- b) Add: Lot Type A 70' x 125'
- c) Add: Lot Type B 80' x 125'
- d) Add: Zoned Planned Development District No. 79 (PD-79)

1.6 Indicate and label the drainage areas and proposed storm drains from preliminary drainage exhibit onto the Master Plat(without the calculations). Do not use heavy line drawing, rather use a light gray scale to depict the locations and flows (Chapter 38, Municipal Codeof Ordinances)

M.7 Indicate and label the drainage areas and proposed storm drains from preliminary drainage exhibit onto the Master Plat without the calculations Do not use heavy line drawing.

M.8 Use a lighter gray scale for the topo contours

M.9 Trail rest area to be indicated at the intersection of Randas Way and John King Boulevard

I. 10 Provide a hatch to the 10-foot hike and bike trail to better delineate Additionally, the 10-foot hike and bike trail is to be within a Pedestrian Access Easement I.11 Provide a label indicating the SF/Acres for all open space areas.

M.12 The street cross sections are to be indicative of the Engineering Departments Standards of Design Manual Correct detail.

M.13 Detail of the proposed amenity center will be required at the PD Site Plan application phase as required by the planned development district (Section 5.e, Ordinance No. 19-40, PD-79)

1.14 Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff.

M.15 Parks and Recreation Board Please provide a cost estimate and detail of the proposed amenities for this development that are equal to or greater than the parks fees (i.e. ~\$70,000) of this park district.

I.16 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections prior to the submittal of the PD Site Plan, and provide any additional information that is requested

I.17 The Planning and Zoning Work Session will be held on January 28, 2020.

I.18 The Parks and Recreations Board Meeting will be held on February4, 2020.

I.19 The Planning and Zoning Meeting will be held on February 11, 2020.

I.20 The City Council meeting for this case is scheduled to be held on February 17, 2020.

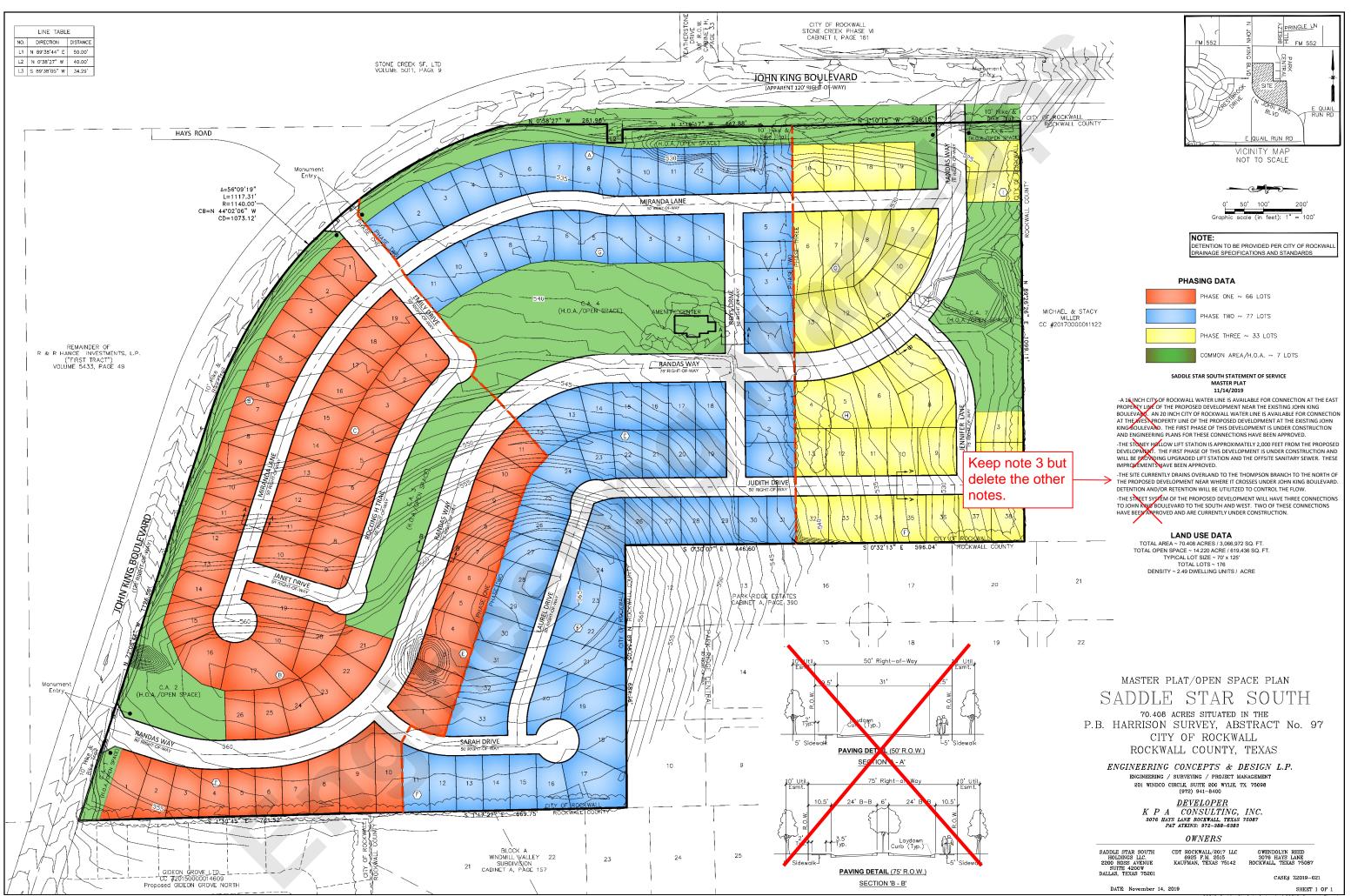
Type of Review / Notes	Contact	Sent	Due	

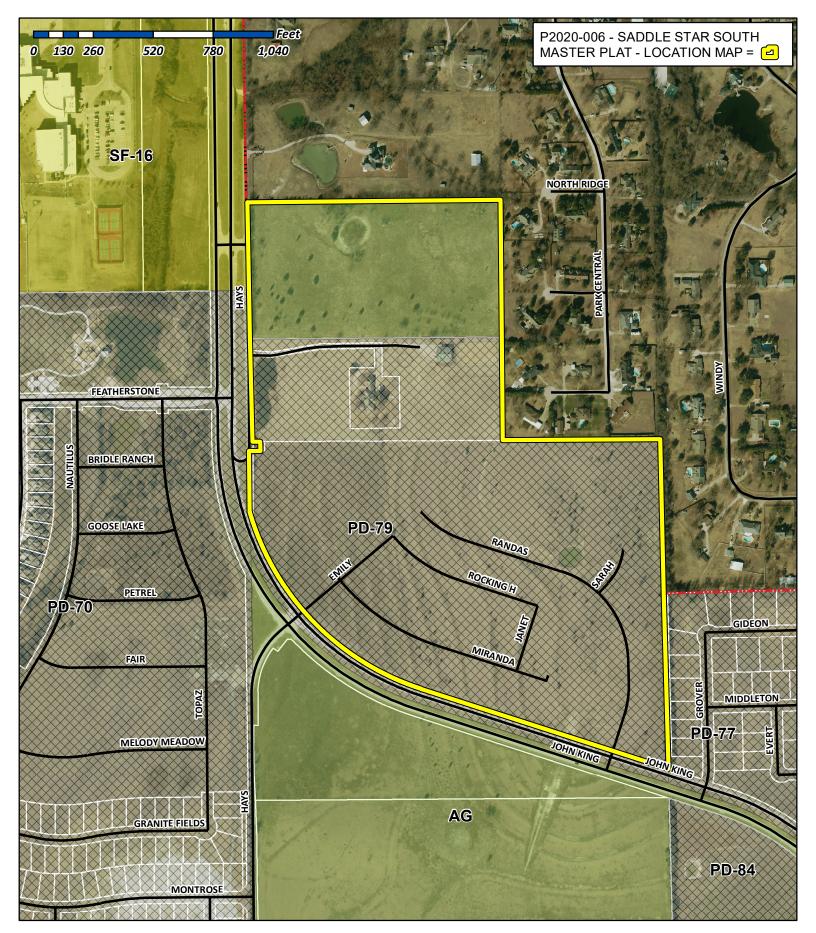
Elapsed Status

Remarks

I.21 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.

Received







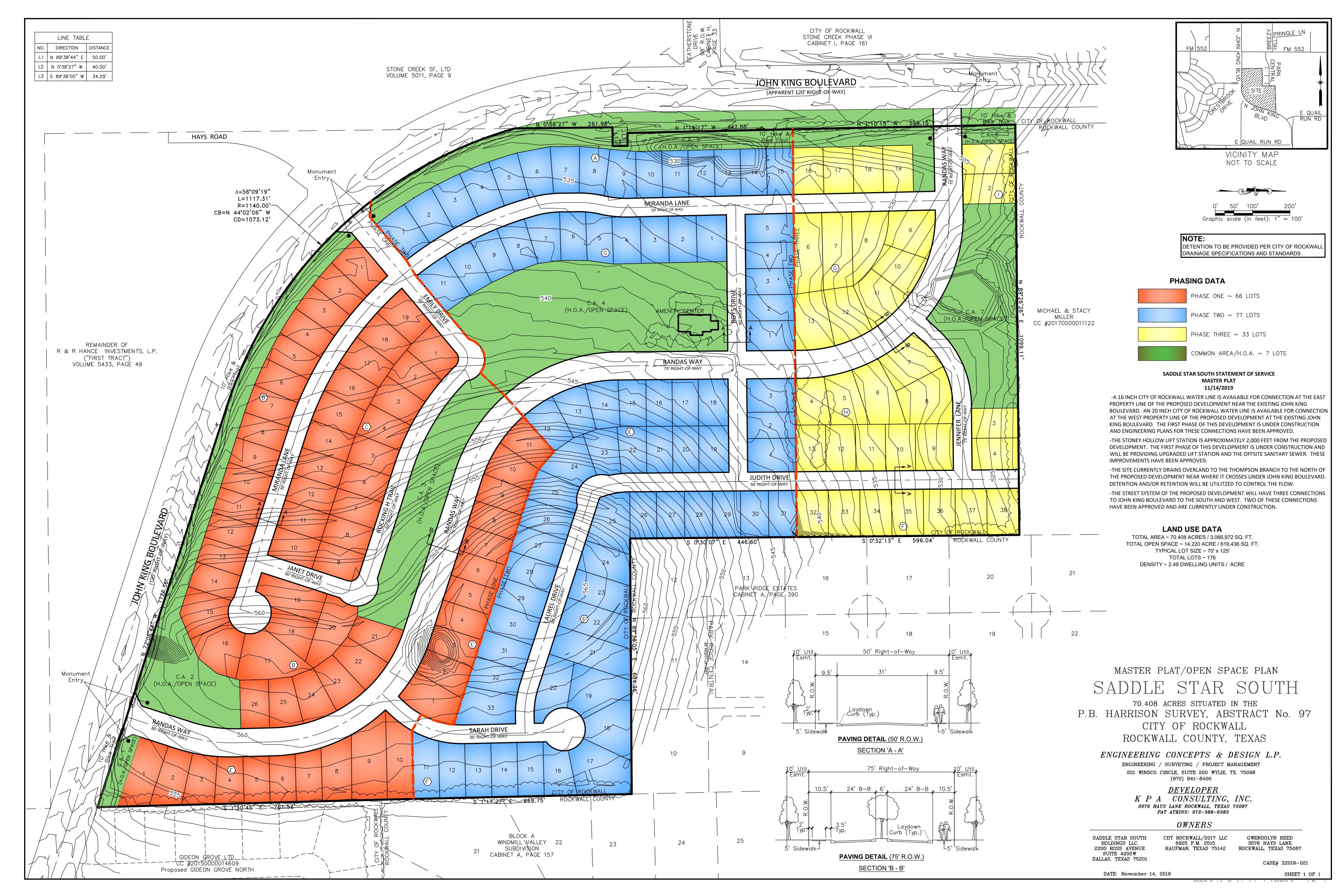
City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032

(P): (972) 771-7745

(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





1/24/2020

City of Rockwall



Project Plan Review History

Project Number Project Name Type	SP2019-047 2055 KRISTY LANE SITE PLAN		Ov	wner	BRAD B JEFF CA			Applied Approved Closed Expired	12/13/2019	AG
Subtype								Status	1/24/2020	DG
Status	P&Z HEARING									
Site Address		City, State	Zip							
2055 KRISTY LN		ROCKWA	LL, TX 75032					Zoning		
Subdivision		Tract			Block	Lot No	Parcel No	General Pla	an	
LANE BUSINESS P	ARK	1-M				1-M	3130-0000-0001-M0	-0F		
Type of Review / N	otes Contact	Sent	Due	Receive	ed	Elapsed Status		Remarks		
BUILDING	Russell McDowell	12/13/20)19 12/20/20)19 12/18	/2019	5 APPROV	'ED			

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
BUILDING	Russell McDowell	12/13/2019	12/20/2019	12/18/2019	5	APPROVED	
BUILDING	Russell McDowell	1/8/2020	1/15/2020	1/8/2020		APPROVED	Revised Plans
BUILDING	Russell McDowell	1/22/2020	1/29/2020	1/22/2020		APPROVED	ReApplication - Submittal 1
ENGINEERING	Sarah Johnston	12/13/2019	12/20/2019	12/19/2019	6	COMMENTS	

Type of Review / Notes	Contact
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(12/19/2019 3:28 PM SJ)

- M Many dimensions appear to be to the back of curb. Please verify.
- M Must install the sewer line across frontage
- M Existing easement? New easements to be 20' min.

M - Add note, "No trees within 5' of utilities" to the landscape plan. Standards of Design and Construction Sect. 4.4

- M Must dimension the distance from the driveways to the nearest driveway on either side Standards of Design 2.6
- M Parking near the building or head to head parking to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.20
- M No structures in easements. This includes retaining walls and footings. Standards of Design 5.1.3
- M All fire lane radii to be 20' min. If the building is 36' or taller, the fire lane radius must be 30'min. Standards of Design 2.20
- M No structures in easements. This includes retaining walls and footings, dumpster and screening wall must be out of easements. Standards of Design 5.1.3

Received

- M All fire hydrants must have a 20'x20' easement established. Fire hydrants to have 5' of clearance around all sides. Standards of Design 5.2.11
- M Must show existing utilities and your planned service connections.
- M Minimum easement width is 20' for proposed easements. Standards of Design 5.1.3
- M Retaining walls in detention require a variance Standards of Design3.4.4
- M Must stub out the 8" water and 8" sewer to the northern property for future expansion Standards of Design 5.1.2
- M All fire lanes or drive isles must be a minimum of 24' wide. Standards of Design and Construction 2.20
- M Must loop 8" waterline around the building.
- M Full panel replacement for water line taps
- M Must have detention A private easement is needed from 2015 Kristy for detention outfall There is off-site drainage passing through the property.
- M Must meet all standards of design and construction

The following items are for your information for engineering design

- I 20' radius. will need a letter from the neighboring property if the radius continues onto their frontage
- 4% Engineering fees
- Impact fees
- Must get a variance for driveway spacing. The proper spacing is not an option.
- Retaining walls 3' and over must be engineered.
- All retaining walls to be rock or stone face. No smooth concrete walls.
- No walls in easements, including detention.
- No trees within 5' of utilities for public utilities less than 10". Trees must be 10' away from public utilities 10" or greater.
- Must replat this property with new and existing easements.
- Must meet all City Standards of Design and Construction.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(1/8/2020 1:03 PM	SJ)					
-	-	t needed for	the Site Pla	an but you must	show where the detention is	going to be
	-				operty to extend the driveway	
	ave 10' of easement on I	-			. ,	
	cement for water line ta					
	nce for driveway spacin		r spacing is	not an option.		
	your information for en			•		
- 4% Engineering fe	-	0 0	0			
- Impact fees						
	ce for driveway spacing.	The proper s	spacing is no	ot an option.		
-	and over must be engine			•		
- All retaining walls	to be rock or stone face	No smooth	concrete w	alls.		
- No walls in easem	ents, including detentio	n.				
			in 10". Trees	s must be 10' aw	ay from public utilities 10" or a	greater.
	roperty with new and ex					-
	Standards of Design an	-				
ENGINEERING	Sarah Johnston	1/23/2020) 1/24/202	20 1/24/2020	1 COMMENTS	ReApplication - Submittal 1
(1/24/2020 10:51 A	M SJ)					
		ed a letter fro	om the neig	hboring propert	y if the radius continues onto	their frontage. Standards of Design 2.20
			_			ainage passing through the property. Standards of
Design 3.1				,		
The following items	are for your informatio	n for engine	ering/buildi	ng review.		
I - 4% Engineering f						
I - Engineering revie	ew fees apply.					
I - Impact fees						
<mark>I - Must get a variar</mark>	nce for driveway spacing	<mark>. The proper</mark>	spacing is r	not an option.		
I - Retaining walls 3	and over must be engir	<mark>neered.</mark>				
<mark>I - All retaining wall</mark>	<mark>s to be rock or stone fac</mark>	<mark>e. No smoot</mark> l	h concrete v	walls.		
<mark>I - No walls in easer</mark>	nents, including detention	<mark>on.</mark>				
<mark>I - No trees within 5</mark>	['] of utilities for public ut	<mark>filities less th</mark>	an 10". Tree	es must be 10' av	vay from public utilities 10" or	greater.
I - Must replat this	property with new and e	existing ease	ments.			
<mark>l - Must show existi</mark>	ng and proposed utility	locations.				
<mark>I - Must loop 8" wat</mark>	erline around the buildi	ng.				
<mark>I - Parking against t</mark>	ne building and nose-to-	nose must b	<mark>e 20'x9'. Ot</mark>	her parking mus	<mark>t be 18'x9' with 2' clear overha</mark>	ang.
<mark>I - No dead end par</mark>	king. Must have a turna	round.				
I - Fire lane 20' radi	us if the building is 36' o	r less. If talle	er than 36', t	hen the fire lane	e radius is 30'.	
I - Dumpster area to	o drain to oil/water sepa	rator then st	orm lines.			
I - Full panel replace	ement for water line tap	<mark>S.</mark>				
I - Must meet all Cit	<mark>y Standards of Design a</mark>	nd Construct	tion.			
FIRE	Ariana Hargrove	1/23/2020	0 1/24/202	20		ReApplication - Submittal 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
IRE	Ariana Hargrove	12/13/2019	12/20/2019	12/19/2019	6	APPROVED	
(12/19/2019 10:45	AM AA)						
Fire hydrants shall approved.	be located 6 foot behi	nd the edge of th	ne pavement.	Unless otherv	wise speci	fically	
The proposed locat	tion of the Fire Depart	ment Connectio	n (FDC) shall l	he indicated o	n the plar	IS	
	•				-		-foot wide sidewalk or other approved
•	way shall be provided						
•	o the FDC. Parking/loa	ding spaces are	not consider	ed a clear path	iwav.		
					inay.		
(Ord 16-31 - 2015	FC)						
IRE	Ariana Hargrove	1/8/2020	1/15/2020	1/8/2020		APPROVED	revised plans
GIS	Lance Singleton	12/13/2019	12/20/2019	12/20/2019	7	APPROVED	
GIS	Lance Singleton	1/21/2020	1/28/2020	1/21/2020		APPROVED	
Parks Department	David Gonzales	1/2/2020	1/9/2020	1/2/2020		COMMENTS	See comments
(1/2/2020 10:05 AM	M DG)						
• • •	ments are from Travis	Sales. Parks & Re	c. Director				
			e. Director				
SP2019-047:							

• Be aware that Live Oak and Burr Oaks are heavy acorn producers which could be problematic in a parking lot setting for people walking

PLANNING David Gonzales 12/13/2019 12/20/2019 12/19/2019 6 COMMENTS See comments

Type of Review / Notes	Contact
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(12/19/2019 6:02 PM DG)

SP2019-047; Site Plan for 2055 Kristy Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane.

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-047) in the lower right-hand corner of all pages of all revised plan submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article V, that are applicable to the subject property.

1.5 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Section 3, of Article IX, of the UDC):

1) Indicate and label the widths of all fire lanes existing and proposed for the site (Sec. 3, Art. IX, UDC)

2) Indicate and label the widths of all sidewalks existing and proposed for the site Minimum 5-foot sidewalk required along Kristy Lane (Sec. 3, Art. IX, UDC)

3) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall beconstructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Sec. 5.03(C), Art. VI, UDC)

4) Paving Notes as listed require review and approval by the engineering department These will be reviewed for accuracy during the civil submittal process (Engineering Standards of Design and Construction Manuel)

5) Provide a standard signature block with signature space for the Planning and Zoning Chairman and Planning Director as depicted in application package (Sec. 3, Art. IX, UDC)

6) Label the height and type of fence proposed or existing. Chain link fences are required to have a vinyl coating (Subsection 8.02(B)(1), Art. VIII, UDC)

7) Indicate the street centerline for all existing and proposed streets (Sec. 3, Art. IX, UDC)

8) All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (Check w/ the Engineering Department). Check engineering mark-ups (Sec. 5.03(C), Art. VI, UDC)

9) Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer. Indicate on plan. (Sec. 6.5, Art. VI, UDC).

10) Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. Provide screening detail. (Sec. 1.05(1), Art. V, UDC)

11) Dumpster storage should be located to the rear of the buildings with proper access Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimumof 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. The enclosure faces Kristy Lane. (Subsection 1.05(2), Art. V, UDC).

Type of Review / Notes Contact

Due

Elapsed Status

Remarks

12) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. Indicate all units on site plan. (Sec. 1.05.3, Art. V, UDC).

13) Will there be outside storage of materials, equipment, etc.? (Sec. 3, Art. IX, UDC)

14) Provide a label for the Firelane to indicate "24-ft Firelane, Public Access, Drainage, & Utility Easement", as appropriate. (Chapter 38, Municipal Code of Ordinances)

Received

15) The building footprint as depicted does not meet the Articulation Standards of Article V, of the Unified Development Code (UDC). Requires a recommendation from the Architectural Review Board (ARB) and approval of an exception by the Planning and Zoning Commission as submitted (see Variance & Exception Request below).

M.7 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. VIII, UDC):

1) Indicate the locations and dimensions of the required landscape buffers (Sec. 5, Art. VIII, UDC)

2) A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street(regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. (Sec. 5.01(B)(1), Art. VIII, UDC).

- 3) Identify visibility triangles on all lots for all driveway intersections and public streets (Subsection 1.08(B), Art. V, UDC).
- 4) Provide screening of loading dock area and outside storage areas (Subsection. 5.02(A), Art. VIII, UDC)
- 5) Provide a hatch for all future building areas (i.e. parking lot and building).
- 6) Remove Parking Lot Lighting table from landscape plan Include this information with the Photometric Plan

1.8 Treescape Plan No trees being removed from site per applicant; therefore, no plan required. (Sec 1.08, Art. VIII, UDC).

M.9 Photometric Plan. Photometric Plan required. Not submitted with site plan package. (Sections 2&3, Art. VIII, UDC).

M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). (Subsection 5.01(C), Art. V, UDC)

M.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) If applicable, indicate all RTU units on the building elevations (i.e. dash-in) so that staff can ensure that they meet thescreening requirements dictated by the UDC (Subsection. 1.05(3); Art. V; UDC).

2) Provide a material samples board for ARB review. (Sec. 3, Art. IX, UDC)

3) Provide material calculation percentages for each exterior material to determine compliance and/or variance % required by overlay district. (Subsection 6.02, Art. V, UDC)

4) Exceptions to UDC and variances associated with IH-30 Overlay District are listed in the next section

Type of Review / Notes Contact

Sent Due

Remarks

M.12 Based on the submittal staff has identified the following variances and exceptions to the Unified Development Code(UDC) and the IH-30 Overlay (IH-30 OV) District:

1) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception Exception Required. (Subsection 5.01(C), Art. V, UDC)

2) Dumpster Enclosure. The proposed location of the dumpster enclosure faces a public street Exception Required (Sec. 1.05.3, Art. V, UDC).

Received

3) Primary Materials. The proposed building is required to be constructed of 90% stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU). The applicant is proposing a building comprised primarily of metal. Variance Required (Subsection 6.02(C)(1)(a), Art. V, UDC)

4) Primary Materials. The proposed building is required to have a minimum of 20% natural or quarried stone on all building façades. In this case, the applicant is proposing to use a limestone product only on the front façade. Variance Required ((Subsection 6.02(C)(1)(a)(1), Art. V, UDC)

5) Secondary Materials. These are any material that is not deemed to be a Primary Material and includes materials like aluminum composite materials(ACM panels), metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee. In this case the applicant is proposing to use a wood product that exceeds10% of the materials on the front façade. Variance Required (Subsection 6.02(C)(b), Art. V, UDC)

6) Four (4) Sided Architecture. TheUDC indicates that all buildings shall be architecturally finished on all four(4) sides utilizing the same materials, detailing, articulation and features. In this case the applicant is providing architectural features materials, and detailing only on the front façade. Variance Required. (Subsection 6.02(C)(5), Art. V, UDC)

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twq(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.13 Please note that failure to address all comments provided by staff by3:00 PM on January 7, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on January 7, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the January 14, 2019 Planning & Zoning Meeting.

** Please note that the Planning & Zoning Work Session meeting will be held on December 30, 2019.

I.15 The Architectural Review Board (ARB) meeting will be held on December 30, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission

I.16 Staff recommends that a representative be present for the meetings as scheduledabove The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

PLANNING	David Gonzales	12/30/2019 1/6/2020	12/30/2019	COMMENTS	Updated - Photometric Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(12/30/2019 11:43)	AM DG)					
	operty line of any	non-residentially	•			rmance, of the UDC, the maximum allowable light intensity ted photometric plan indicates lighting levels that exceed0.2
1. No light pole, bas		thereof shall exce			. Provide pole d	etail. (Art. VII, Sec. 3.3.D)

	es 1/8/2020 1/15/2020 1/10/2020 2 COMMENTS Revision 1	1
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Type of Review / Notes	Contact	Sent
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Due

(1/10/2020 11:04 AM DG)

SP2019-047; Revision 1 Comments -- Site Plan for 2055 Kristy Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane.

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), and the Development Standards of Article V, that are applicable to the subject property.

1.5 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.6 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Section 3, of Article IX, of the UDC):

1) The building footprint as depicted does not meet the Articulation Standards of Article V, of the Unified Development Code (UDC). Requires a recommendation from the Architectural Review Board (ARB) and approval of an exception by the Planning and Zoning Commission as submitted (see Variance & Exception Request below).

M.7 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. VIII, UDC):

1) Provide visibility triangles for all driveway intersections and public streets (Subsection 1.08(B), Art. V, UDC).

2) Provide screening of loading dock area and outside storage areas (Subsection. 5.02(A), Art. VIII, UDC) Refer to mark-up provided on 01.10.2020.

M.10 Building Elevations. Please review the articulation formulas contained in Section 5.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB). (Subsection 5.01(C), Art. V, UDC)

M.12 Based on the submittal staff has identified the following variances and exceptions to the Unified Development Code(UDC) and the IH-30 Overlay (IH-30 OV) District:

1) Building Articulation. The proposed building does not meet the articulation standards established by the UDC and requires approval of an exception Exception Required. (Subsection 5.01(C), Art. V, UDC)

2) Dumpster Enclosure. The proposed location of the dumpster enclosure faces a public street Exception Required. (Sec. 1.05.3, Art. V, UDC).

3) Primary Materials. The proposed building is required to be constructed of 90% stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU). The applicant is proposing a building comprised primarily of metal Variance Required (Subsection 6.02(C)(1)(a), Art. V, UDC)

4) Primary Materials. The proposed building is required to have a minimum of 20% natural or quarried stone on all building façades. In this case, the applicant is

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

proposing to use a limestone product only on the front façade Variance Required ((Subsection 6.02(C)(1)(a)(1), Art. V, UDC)

5) Secondary Materials. These are any material that is not deemed to be a Primary Material and includes materials like aluminum composite materials(ACM panels), metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee. In this case the applicant is proposing to use a wood product that exceeds10% of the materials on the front façade. Variance Required (Subsection 6.02(C)(b), Art. V, UDC)

6) Four (4) Sided Architecture. The UDC indicates that all buildings shall be architecturally finished on all four(4) sides utilizing the same materials, detailing, articulation and features. In this case the applicant is providing architectural features, materials, and detailing only on the front façade. Variance Required (Subsection 6.02(C)(5), Art. V, UDC)

To be able to request a variance, an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twq(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

*The applicant has provided letters for consideration

I.14 Please address all comments and provided corrected copies to staff no later than3:00 PM on January 21, 2020. All outstanding staff comments are required to be submitted and reviewed prior to the release of an approved Site Plan document

I.15 Please note that the Planning & Zoning Work meeting will be held on January 14, 2020.

I.15 Please note the Architectural Review Board (ARB) meeting will be held on January 14, 2020 and will begin at 4:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission

1.16 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.

 PLANNING
 David Gonzales
 1/23/2020
 1/24/2020
 1/23/2020

COMMENTS

ReApplication - Submittal 1

Comments on next page

(1/23/2020 7:52 PM DG)

SP2019-047; ReApplication - Submittal 1 Comments -- Site Plan for 2055 Kristy Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a site plan for an office/warehouse building on a 3.57-acre parcel of land identified as Lot 1-M of the Bodin Industrial Tract, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

1.3 This project is subject to all requirements stipulated by the Unified Development Code(UDC), the IH-30 Overlay (IH-30 OV) District Standards, and the Development Standards of Article V, that are applicable to the subject property.

I.4 Please note that the property will require a replat prior to the issuance of a building permit. Additionally, the site plan must be approved, all comments must be addressed prior to the approved site plan being signed by the Planning and Zoning Commission Chairman and the Director of Planning. Once signed, a copy of the approved/signed site plan will be forwarded to you. A copy of the signed site plan must be included upon submittal of the civil engineering plans.

M.5 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Section 3, of Article IX, of the UDC):

 The building footprint as depicted does not meet the Articulation Standards of Article V, of the Unified Development Code (UDC). Requires a recommendation from the Architectural Review Board (ARB) and approval of an exception by the Planning and Zoning Commission as submitted (see Variance & Exception Request below).

M.6 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. VIII, UDC):

1) Provide visibility triangles for all driveway intersections at public streets (Subsection 1.08(B)(1), Art. V, UDC).

M.7 Based on the submittal staff has identified the following variances and exceptions to the Unified Development Code(UDC) and the IH-30 Overlay (IH-30 OV) District:

1) Building Articulation. The proposed building does not meet the articulation standards established by the UDC for the east and west elevations and requires approval of an exception Exception Required (Subsection 5.01(C), Art. V, UDC)

2) Primary Materials. The proposed building is required to be constructed of 90% stone, brick, glass curtain wall, glass block, tile, and custom Concrete Masonry Units (CMU). The applicant is proposing a building comprised primarily of metal with the east and west elevations not meeting this standard Variance Required (Subsection 6.02(C)(1)(a), Art. V, UDC)

3) Primary Materials. The proposed building is required to have a minimum of 20% natural or quarried stone on all building façades. In this case, the applicant is proposing to use a limestone product on the front and rear façades, with less than 20% stone wrapped on the east and west elevations. Variance Required ((Subsection 6.02(C)(1)(a)(1), Art. V, UDC)

4) Secondary Materials. These are any material that is not deemed to be a Primary Material and includes materials like aluminum composite materials(ACM panels), metal panels, acrylic products (i.e. EIFS products) cast stone, cultured stone or other materials identified by the Director of Planning and Zoning or his/her designee. In this case the applicant is proposing to use an exterior wood panel system that exceeds10% of the materials on the front and rear façades. Variance

Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks

Required. (Subsection 6.02(C)(b), Art. V, UDC)

5) Four (4) Sided Architecture. The UDC indicates that all buildings shall be architecturally finished on all four(4) sides utilizing the same materials, detailing, articulation and features. In this case the applicant is providing architectural features, materials, and detailing on the front and rear façades. Variance Required (Subsection 6.02(C)(5), Art. V, UDC)

6) The site requires a variance to the driveway spacing requirements of the Engineering Standards of Design and Construction Manual

To be able to request a variance an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twq(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval. Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

*The applicant has provided a letter of explanation for the associated variance and exceptions and is providing compensatory measures as required by the UDC for consideration.

I.8 Please address all comments and provided corrected copies to staff no later than3:00 PM on February 4, 2020. All outstanding staff comments are required to be submitted and reviewed prior to the release of an approved Site Plan document.

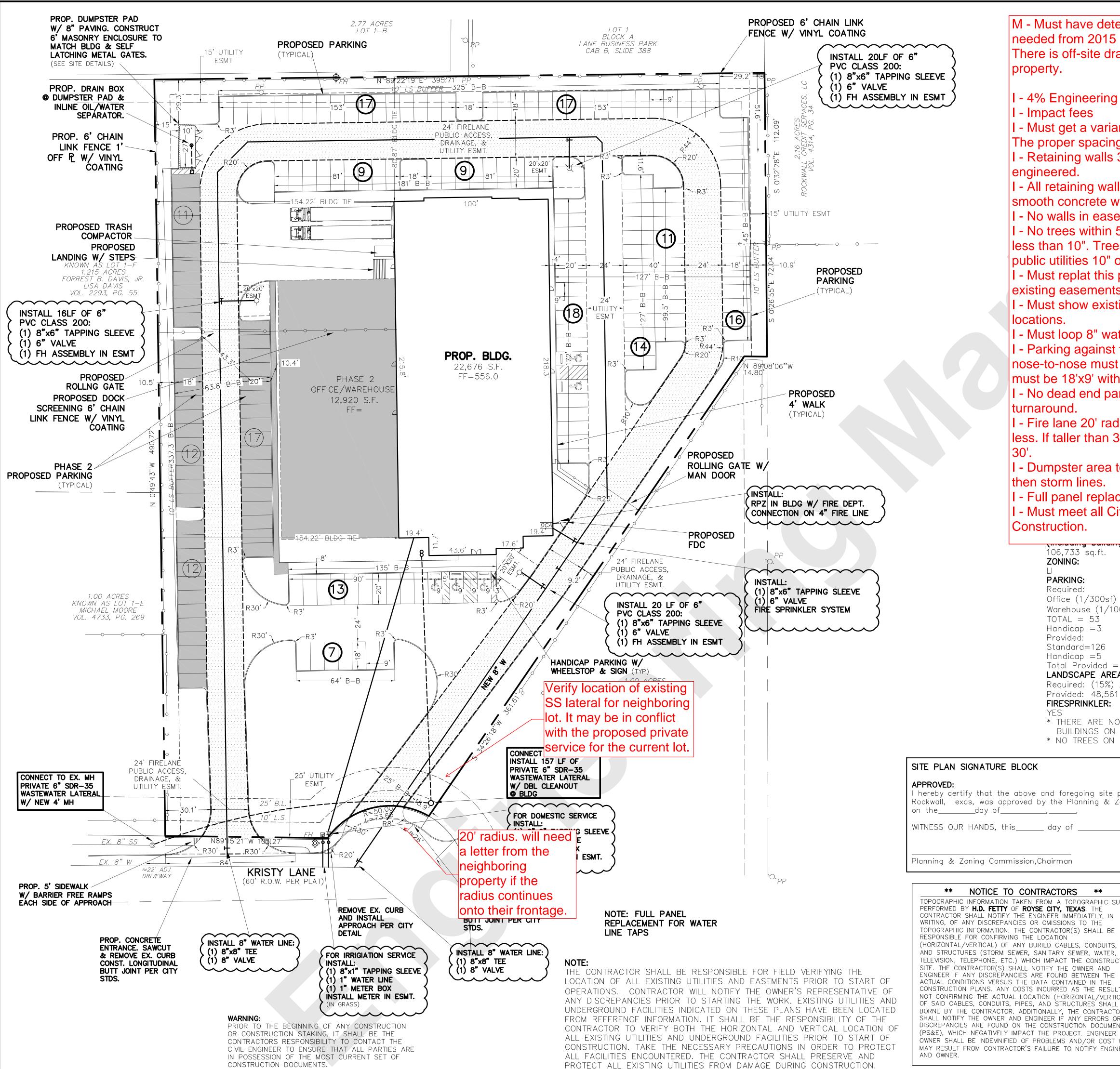
I.9 Please note that the Planning & Zoning Work Session meeting will be held on January 28, 2020.

I.10 Please note the Architectural Review Board (ARB) meeting will be held on January 28, 2020 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission

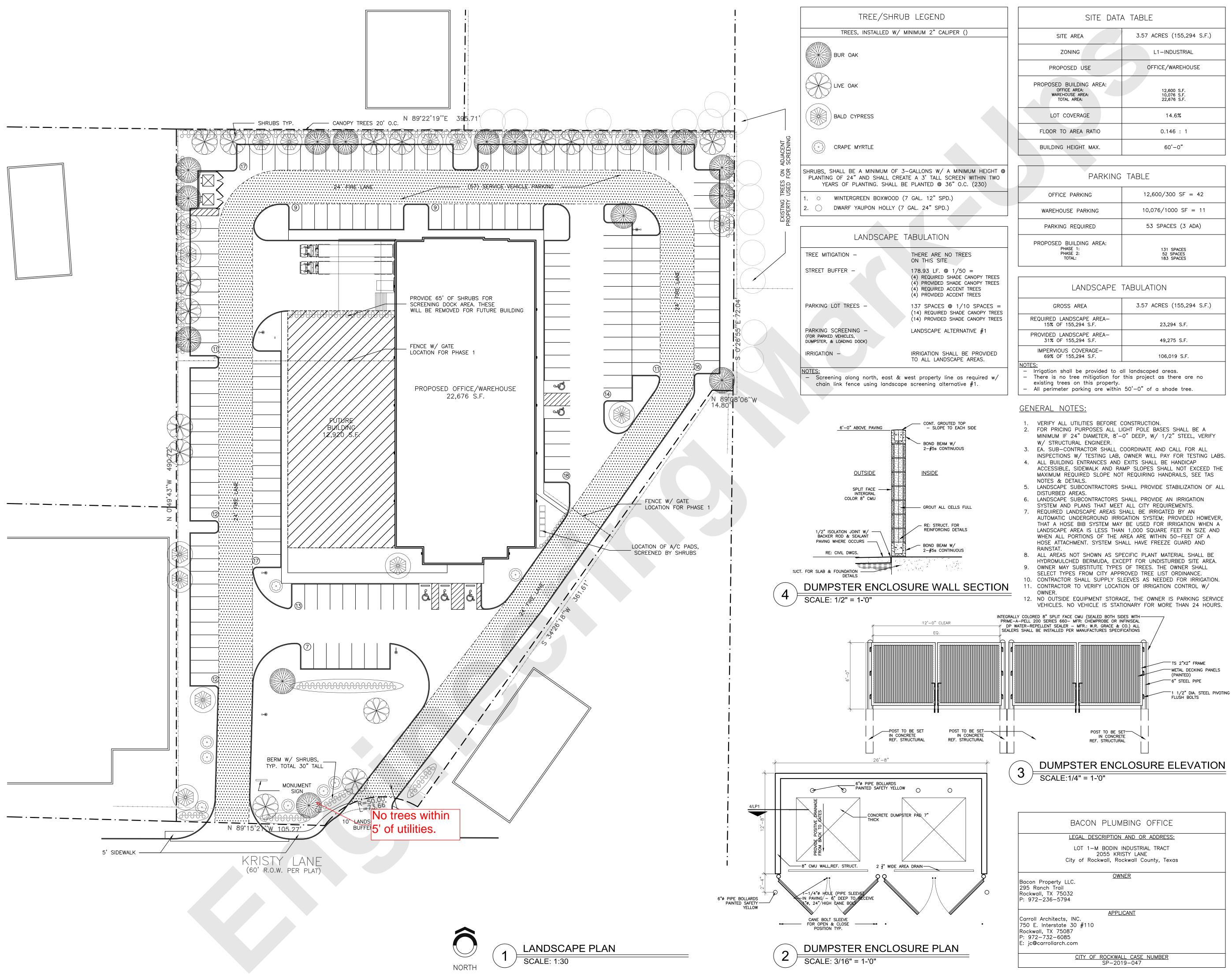
I.11 Please note that the Planning & Zoning meeting will be held on February 11, 2020.

I.12 Please note that a follow-up meeting with the Architectural Review Board (ARB) will be held on February 11, 2020if needed or required by the ARB.

1.13 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.



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Zoning Commission of the City of Rockwall		Store	44563
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Director of Planning and Zoning		CASE #	#:SP2019-047
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IEER		date:	g Engineers, Inc., All Rights Reserved. scale: sheet:
		1/20/20	1" = 30' C101



SITE DATA TABLE						
SITE AREA	3.57 ACRES (155,294 S.F.)					
ZONING	L1-INDUSTRIAL					
PROPOSED USE	OFFICE/WAREHOUSE					
PROPOSED BUILDING AREA: OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	12,600 S.F. 10,076 S.F. 22,676 S.F.					
LOT COVERAGE	14.6%					
FLOOR TO AREA RATIO	0.146 : 1					
BUILDING HEIGHT MAX.	60'-0"					

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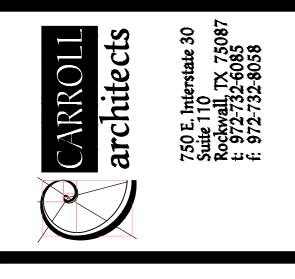
PROVIDED AREAS.	

	09-13-2019	01-07-2020	01-22-2020							
ISSUE:	OWNER REVIEW:	RESUBMISSION:	CITY COMMENTS:							
					COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an architectural work under see. 102 of the copyright act, 17 u.S.C. As amended January 2003. The profection	includes, without limitation, the overall form, arrangement and composition of socces and elements of the design	of these drawings and specifications may	resurt in cessarion or construction, building seizure, and/or monetary liability.

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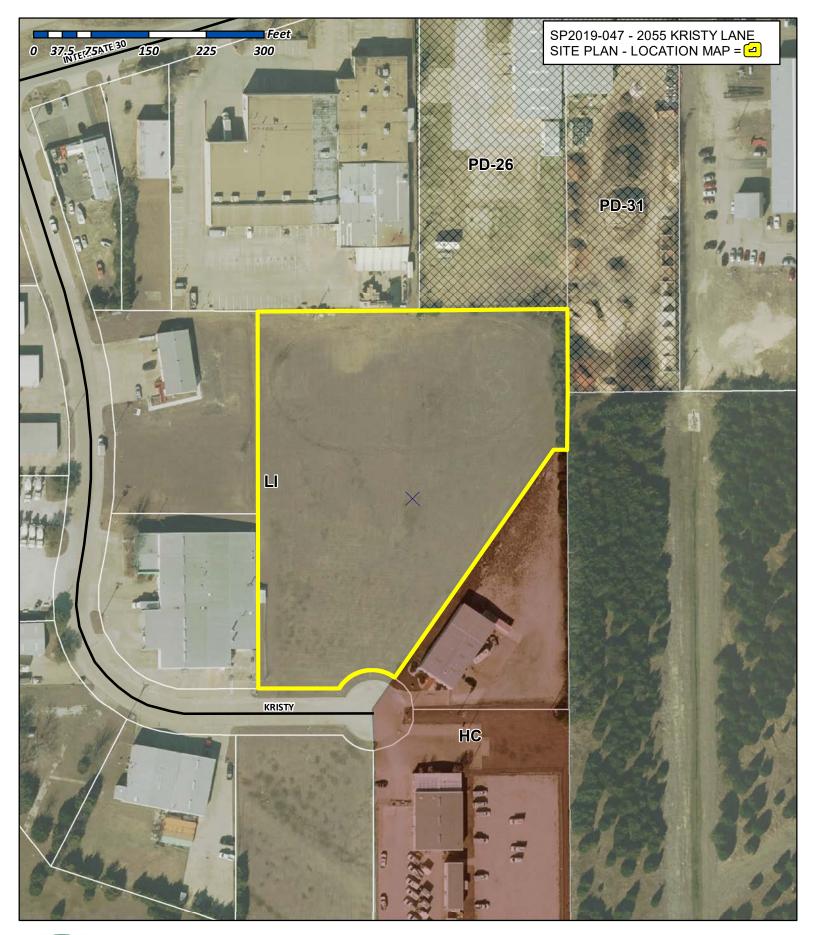
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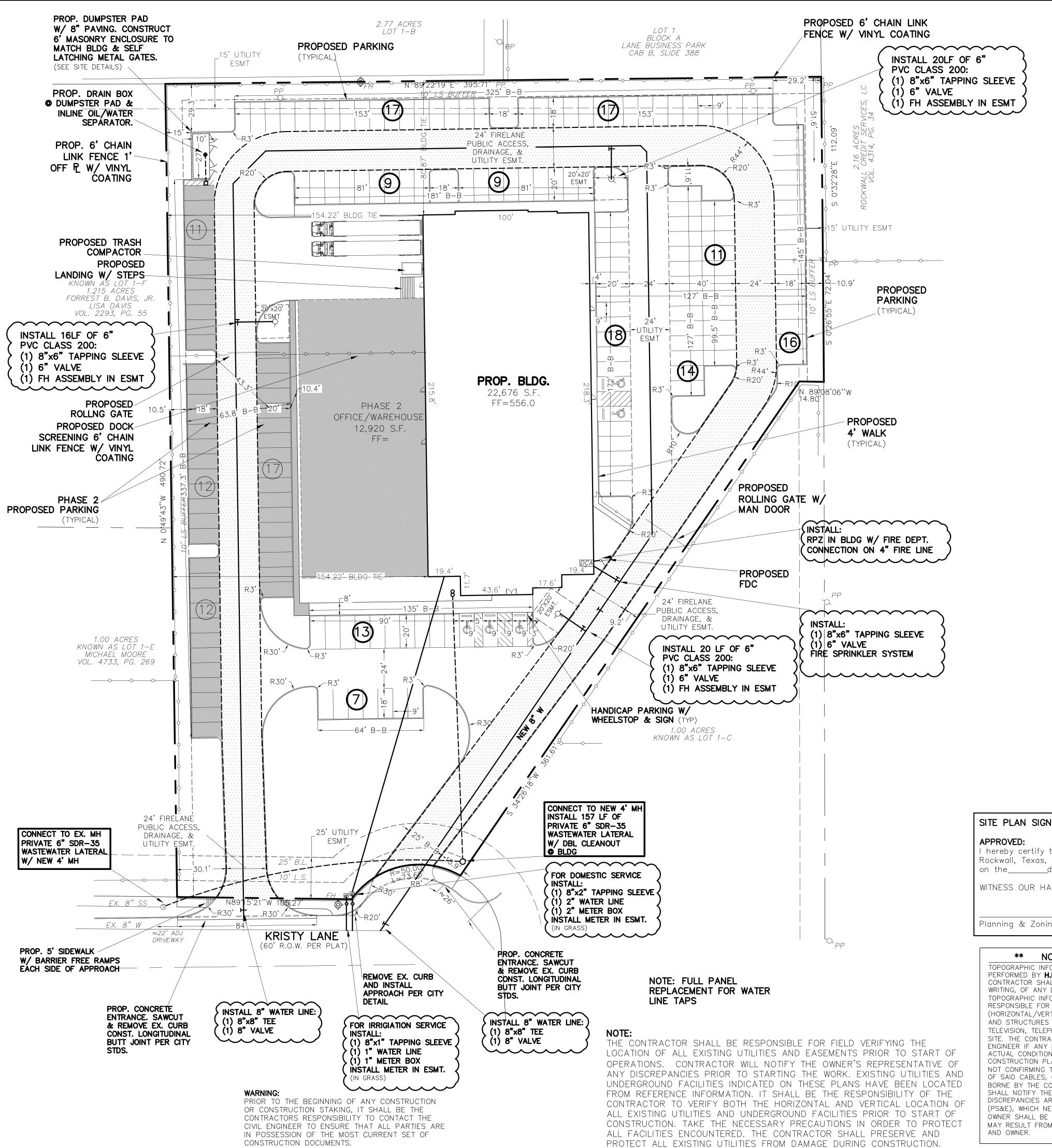




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





AND DETAILS

NOTES:

PAVING NOTES:

- @ 18" ON CENTER. (O.C.)
- (0.C.)

- SACK MIX IN R.O.W. 5) NO SAND UNDER PAVING.

SITE DATA: LOT AREA: 3.57 Acres, 155,294 sq.ft. LOT COVERAGE: 14.6% FLOOR TO AREA RATIO: 6.85:1 **BUILDING AREA:** Warehouse: 10,331 sq.ft. General Office: 12,345 sq.ft. Phase 1 TOTAL: 22,676 sq.ft. Phase 2: 12,920 sq.ft. **BUILDING HEIGHT:** 1 STORY (/') **PROPOSED FUTURE USE:** Office/Warehouse IMPERVIOUS AREA

(including buildings): 106,733 sq.ft. ZONING:

PARKING:

Required: Office (1/300sf) = 42Warehouse (1/1000sf)=11 TOTAL = 53Handicap =3Provided: Standard=126 Handicap =5 Total Provided = 131 LANDSCAPE AREA: Required: (15%) 23,294 sq.ft. Provided: 48,561 FIRESPRINKLER: YES * THERE ARE NO EXIST. BUILDINGS ON THIS SITE

* NO TREES ON THIS SITE

SITE PLAN SIGNATURE BLOCK

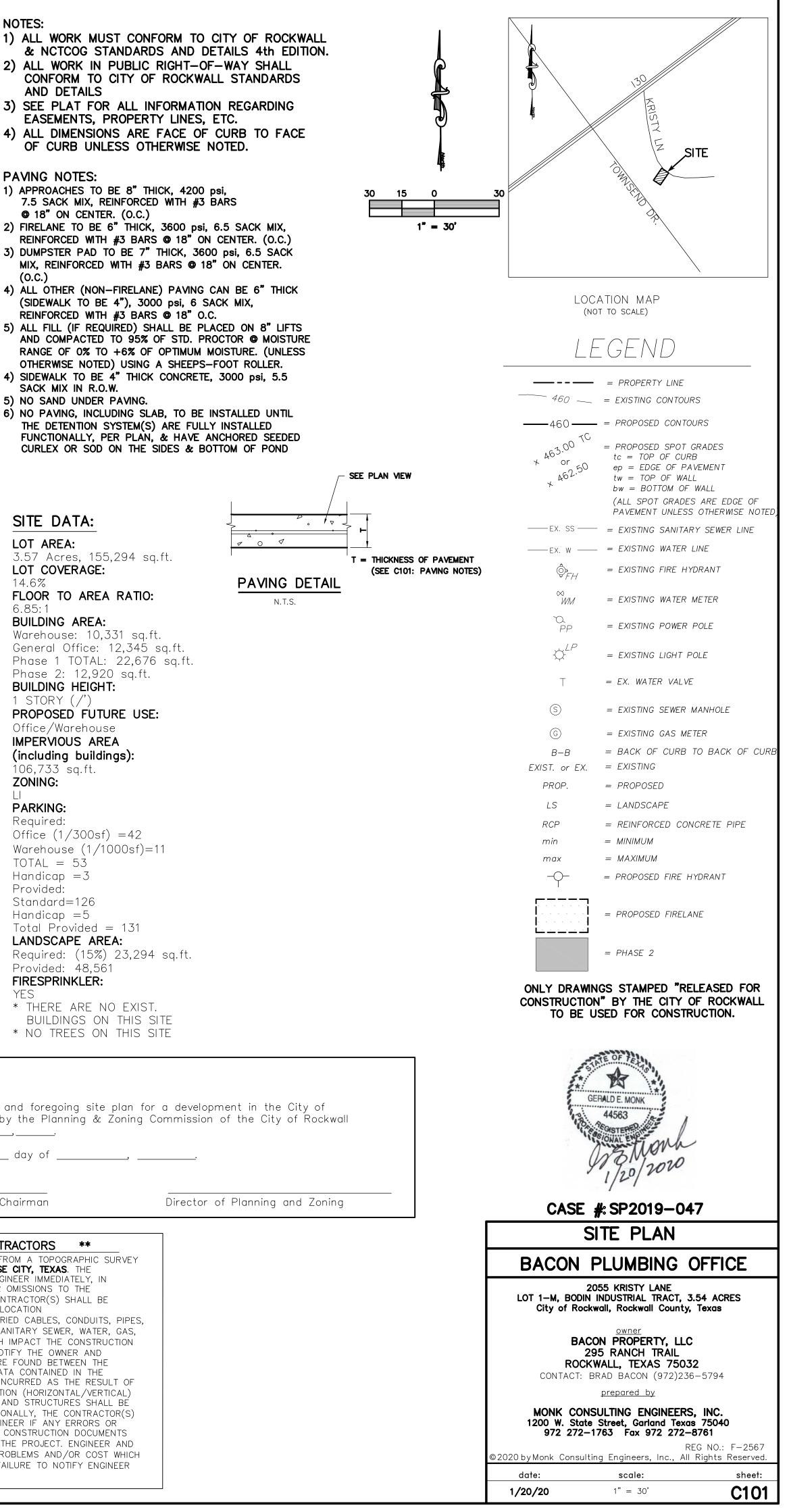
hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the_____day of_____

WITNESS OUR HANDS, this _____ day of _____, ____.

Planning & Zoning Commission,Chairman

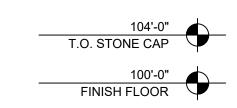
** NOTICE TO CONTRACTORS ** TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY

PERFORMED BY H.D. FETTY OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER





]		EXTERIOR FINISH SCHEDULE:
	133'-0" T.O. ARCH	A BRICK, MFG-ACME, MODULAR SIZE AMARETTO
		B STONE, ROUGH FACE, COLOR – LIMESTONE PATTERN – ASHLER
		C STONE TRIM, SMOOTH ON ALL SIDES, COLOR -
	T.O. STONE TOWER Ψ	D wood, exterior wood panel system
•	117'-0" T.O. AWNING	E STUCCO W/ EIFS FINISH TEXTURE - FINE, COLOR - SW 7072 ONLINE
		F STOREFRONT & DOORS, COLOR - ANODIZED
	108'-0"	G EXTERIOR GLASS 1" INSULATED, LOW "E", COLOR – 30% TINTED, GRAY
	T.O. WINDOW	H STEEL AWNING, PAINT - SW 6247 KRYPTON
	100'-0"	DREFINISHED METAL COPING, COLOR – SW 7661 REFLECTION
-	FINISH FLOOR	K EXTERIOR HOLLOW METAL DOOR, PAINTED – TO MATCH MTL. SIDING
H		PREFINISHED ROOF GUTTER, COLOR – TO MATCH MTL. SIDING
	:	M STUCCO CONTROL JOINT/SCORE PATTERN
		N STANDING SEAM METAL, MFG – BERRIDGE; CEE – LOCK, COLOR – CHARCOAL GREY
	131'-0"	P ROOF LINE, SHOWING SLOPE FROM FRONT TO BACK
	T.O. TOWER	Q PRE-ENGINEERED MTL. SIDING - GREY
	123'-0"	R DECORATIVE LIGHT FIXTURE
	T.O. STUCCO	S LED WALL PACK W/ SHIELD
	T.O. STUCCO	
1		



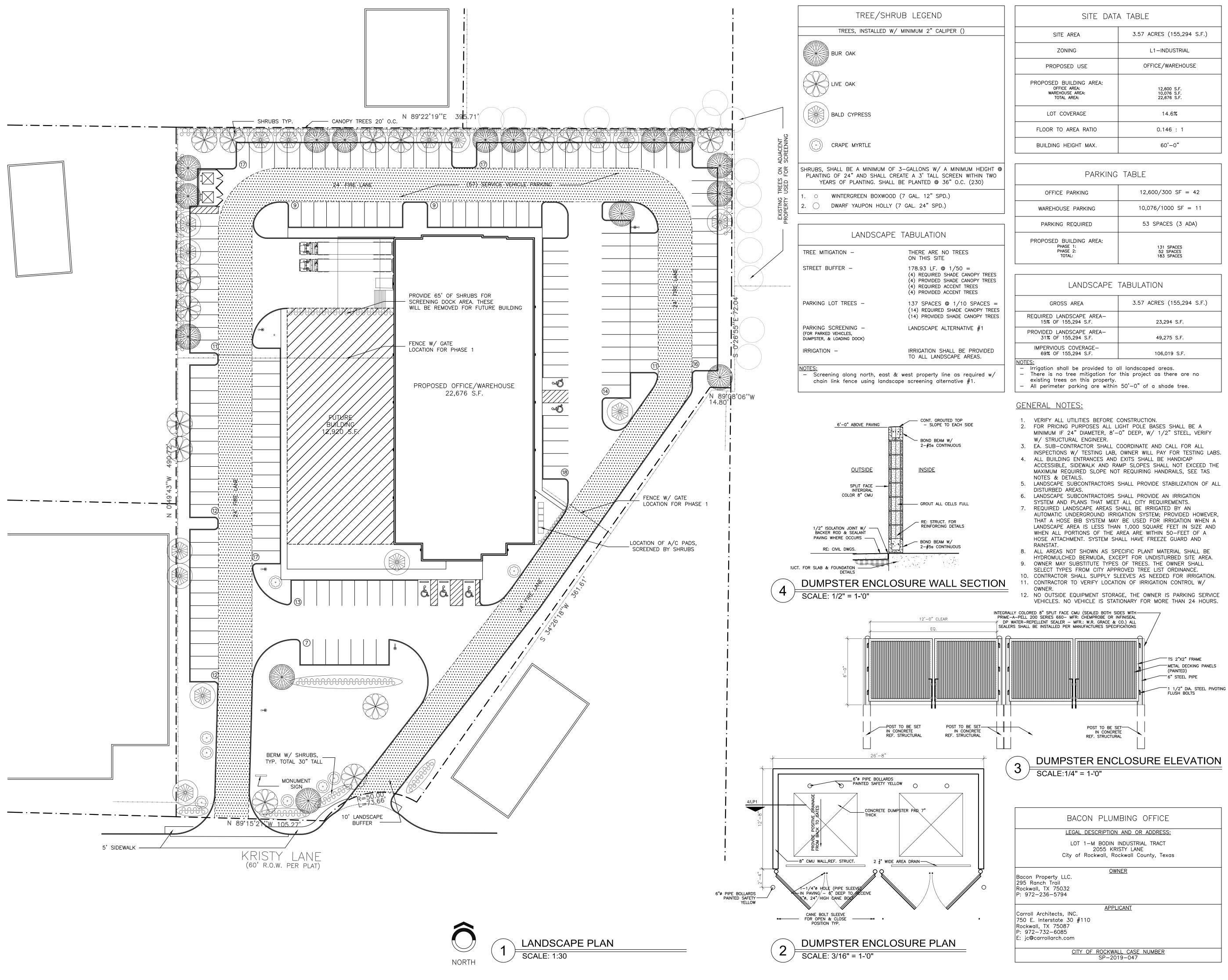
ISSUE:	OWNER REVIEW: 09-13-2019	RESUBMISSION: 01-22-2020							
				COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an "architectural work" under sec. 102 of the copyright act, 11 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition of	spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may	result in cessation of construction, building seizure, and/or monetary lighility.

S JMBING OFFIC exas Lane ORATE Kristy L Rockwall, ם CON BAC CORP(



EXTERIOR ELEVATIONS

ATE:	S	SHEET NO:
	JUN 2019	
ROJECT NO:		
	2019037	
RAWN BY:		A501
HECKED BY:		

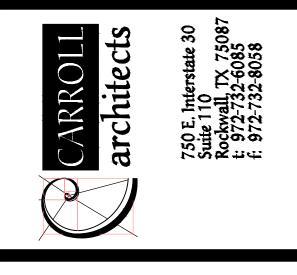


SITE DATA TABLE					
SITE AREA	3.57 ACRES (155,294 S.F.)				
ZONING	L1-INDUSTRIAL				
PROPOSED USE	OFFICE/WAREHOUSE				
PROPOSED BUILDING AREA: OFFICE AREA: WAREHOUSE AREA: TOTAL AREA:	12,600 S.F. 10,076 S.F. 22,676 S.F.				
LOT COVERAGE	14.6%				
FLOOR TO AREA RATIO	0.146 : 1				
BUILDING HEIGHT MAX.	60'-0"				

ü	DWNER REVIEW: 09-13-2019	RESUBMISSION: 01-07-2020	CITY COMMENTS: 01-22-2020							
ISSUE:	NWO	RESU	CITY			s are vright	vork″ under 17 u.S.C.) protection	overall tion of	sign. rrized use fions may	ion, ry liability.
					COPYRIGHT NOTICE:	These drawings and specifications are copyrighted and subject to copyright	protection as an "architectural work" under sec. 102 of the copyright act, 17 u.S.C. As amended January 2003. The protection	includes, without limitation, the overall form, arrangement and composition	spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may	result in cessation of construction, building seizure, and/or monetary liability.

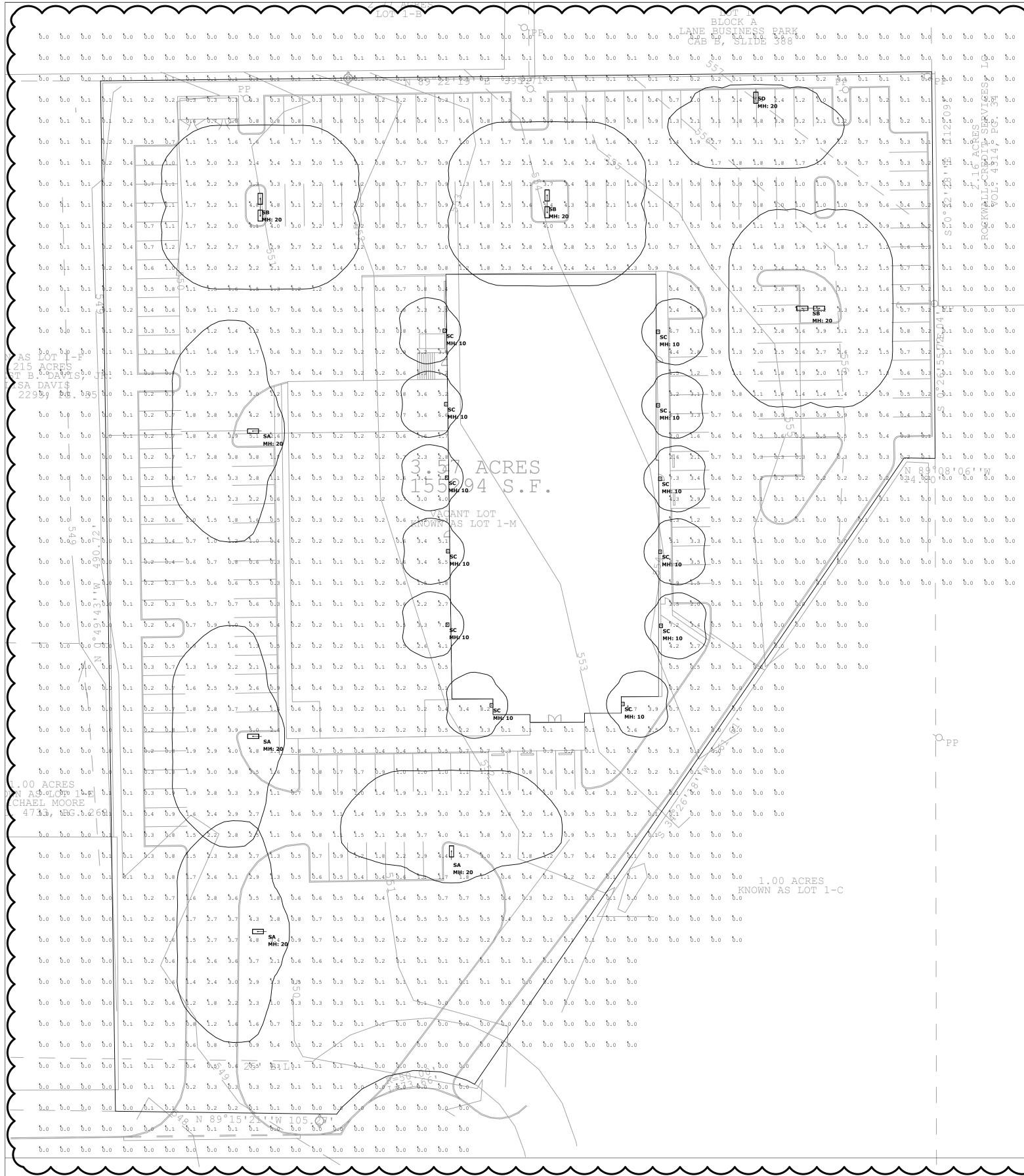
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S





DATE:		SHEET NO	:
	JUN 2019		
PROJECT NO:			
	2019037		
DRAWN BY:			.P I
CHECKED BY:			



ELECTRICAL LIGHTING AND POWER NOTES

- ALL WORK SHALL MEET CURRENTLY ADOPTED IBC, IECC AND NEC CODE REQUIREMENTS AS WELL AS ANY CITY ADOPTED AMENDMENTS. LOADING AND BREAKER LAYOUT SHOWN IS BASED ON BEST AVAILABLE DATA. SPECIALTY, MEDICAL OR IT EQUIPMENT AND APPLIANCES, ETC MAY
- NEED SEPARATE CIRCUITS. INSTALLING ELECTRICIAN TO VERIFY ACTUAL EQUIPMENT WATTAGES AND SUPPLY CORRECT EQUIPMENT AS NEEDED.
- 3. ALL RECEPTACLES SHALL BE GFCI PROTECTED IF REQUIRED BY NEC OR AHJ. ALL EXTERIOR RECEPTACLES TO BE GFCI PROTECTED WITH WEATHERPROOF IN-USE COVERS.
- ALL RECEPTACLES IN AREAS GENERALLY OCCUPIED BY CHILDREN INCLUDING CLASSROOMS, PATIENT EXAM ROOMS, WAITING ROOMS,
- RESTROOMS, HALLWAYS AND GYMS TO BE TAMPER-RESISTANT.
- ELECTRICAL CONTRACTOR TO PROVIDE JUNCTION BOX FOR BUILDING SIGNAGE AND PHOTOCELL WITH TIME CLOCK NEXT TO BREAKER PANEL. ALL LIGHTING AND CONTROLS SHALL CONFORM TO CURRENT IECC SECTION C405.2
- EMERGENCY ELECTRICAL SYSTEM AS LOCATED ON THIS PLAN SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND AN INITIAL ILLUMINATION OF AN AVERAGE 1 FOOTCANDLE. EMERGENCY POWER SYSTEM TO BE IN COMPLIANCE WITH IBC SECTION 1006.
- ALUMINUM CONDUCTORS GREATER THAN 2/0 (APPROX 200 AMPS) CAN BE USED FOR THE INDIVIDUAL SERVICE. 10. OWNER MAY CHANGE EQUIPMENT MANUFACTURER BUT SHALL KEEP MINIMUM SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- 11. CONTRACTOR TO CONTACT UNDERSIGNED ENGINEER WITH ANY DESIGN PLAN CHANGES.

MEP GENERAL NOTES

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	SC LE	ED WALL LIGHT	LITHONIA_KAXW LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	
$6 \xrightarrow{0.4} 0.2$ $\overrightarrow{0}$	SD LI	GHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T2M-MVOLT HS-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	
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	3. STD-STAN	DARD; OS-OCCUPANT	SENSOR; DIM-DIMMING. CONTRACTOR TO ENSURE COMPATIBLE	
		RES SPECIFIED AT 120		
	SPECIFICATIO	ONS.	MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EC	QUIPME
.7 1.7 0.6 0.3			MORE INFORMATION ABOUT UNITS SPECIFIED: 972-974-7381. ALA FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 214-658	3-9000.
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· 〈		Maximun	n = 7.3	
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		OF ROCKW 1. ACCORE MINIMUM F VII, ENVIRO OF THE UD ALLOWABL MEASUREE	ALL DING TO SECTION 3.3, REQUIREMENTS, OF ARTICLE DNMENTAL PERFORMANCE, C, THE MAXIMUM LE LIGHT INTENSITY D AT THE PROPERTY LINE DN-RESIDENTIALLY ZONED	
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		OF ROCKW 1. ACCORE MINIMUM F VII, ENVIRO OF THE UD ALLOWABL MEASUREE OF ANY NO LOT SHALL 2. NO LIGH COMBINAT EXCEED AI	/ALL /ALL DING TO SECTION 3.3, REQUIREMENTS, OF ARTICLE DNMENTAL PERFORMANCE, DOWNENTAL PERFORMAN	
		OF ROCKW 1. ACCORE MINIMUM F VII, ENVIRO OF THE UD ALLOWABL MEASUREE OF ANY NO LOT SHALL 2. NO LIGH COMBINAT EXCEED AI	/ALL /ALL DING TO SECTION 3.3, REQUIREMENTS, OF ARTICLE DNMENTAL PERFORMANCE, DOWNENTAL PERFORMANCE, DAT THE PROPERTY LINE DN-RESIDENTIALLY ZONED BY 0.2 FC. T POLE, BASE OR ION THEREOF SHALL N OVERALL HEIGHT OF VIDE POLE DETAIL. (AR. VII,	

EXTE	EXTERIOR LIGHT FIXTURE SCHEDULE									
MARK	EXTERIOR FIXTURE	DESCRIPTION	MOUNTING HEIGHT	QTY.	WATTS					
SA	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MO UNTING]-[OPTIONS]-[FINISH]-DM19AS	22	4	163					
SB	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T3M-MVOLT-[MO UNTING]-[OPTIONS]-[FINISH]-DM28AS	22	3	268					
SC	LED WALL LIGHT	LITHONIA_KAXW LED-P1-40K-R4-MVOLT-[OPTIONS]-[FINISH]	10	12	29					
SD	LIGHT POLE FIXTURE	LITHONIA_DSX1-LED-P6-40K-T2M-MVOLT HS-[MOUNTING]-[OPTIONS]-[FINISH]-DM19AS	10	1	163					
				TOTAL EX	FERIOR WATTAG					
	SEE EXTERIOR LIGHTING COMCHECK FOR ALLOWABLE EXTERIOR WATTA									

HATCH ON SYMBOL OR 'EM' LABEL INDICATES EMERGENCY LIGHTING SYSTEM FIXTURE AND REQUIRES EMERGENCY BALLAST EL INDICATES UNSWITCHED NIGHTLIGHT FIXTURE: 'MH' MOUNTING HEIGHT: 'AFF' ABOVE FINISH FLOOR: 'AG' ABOVE GRADE ANDARD: OS-OCCUPANT SENSOR: DIM-DIMMING. CONTRACTOR TO ENSURE COMPATIBLE BALLAST IS PROVIDED TO MATCH SWITCHING AS SHOWN ON PLANS TURES SPECIFIED AT 120V-1PH

, TENANT OR ARCHITECT MAY CHANGE EQUIPMENT MANUFACTURER OR USE EXISTING EQUIPMENT AS APPLICABLE, BUT SHALL KEEP MINIMUM UNIT ATIONS T MARK SCHMULEN FOR MORE INFORMATION ABOUT UNITS SPECIFIED: 972-974-7381.

ALL CONSTRUCTION TO CONFORM TO INTERNATIONAL, STATE AND LOCAL CODES AND ORDINANCES CURRENTLY ADOPTED BY THE AUTHORITY HAVING JURISDICTION (AHJ).

CONTRACTORS TO CONFIRM ALL SPECIFICATIONS HEREIN WITH ACTUAL EQUIPMENT IN FIELD PRIOR TO PURCHASE AND INSTALLATION. REVIEW PLAN SHEET "MEP0 - MEP NOTES" PRIOR TO BIDDING, PERMITTING, AND CONSTRUCTION.

THE INTENT OF THE DRAWINGS HEREIN IS TO REPRESENT A COMPLETE WORKING SYSTEM. ALL BIDDERS SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL COMPONENTS NECESSARY TO PROVIDE A COMPLETE WORKING SYSTEM WHETHER SHOWN OR NOT SHOWN ON THE DRAWINGS.

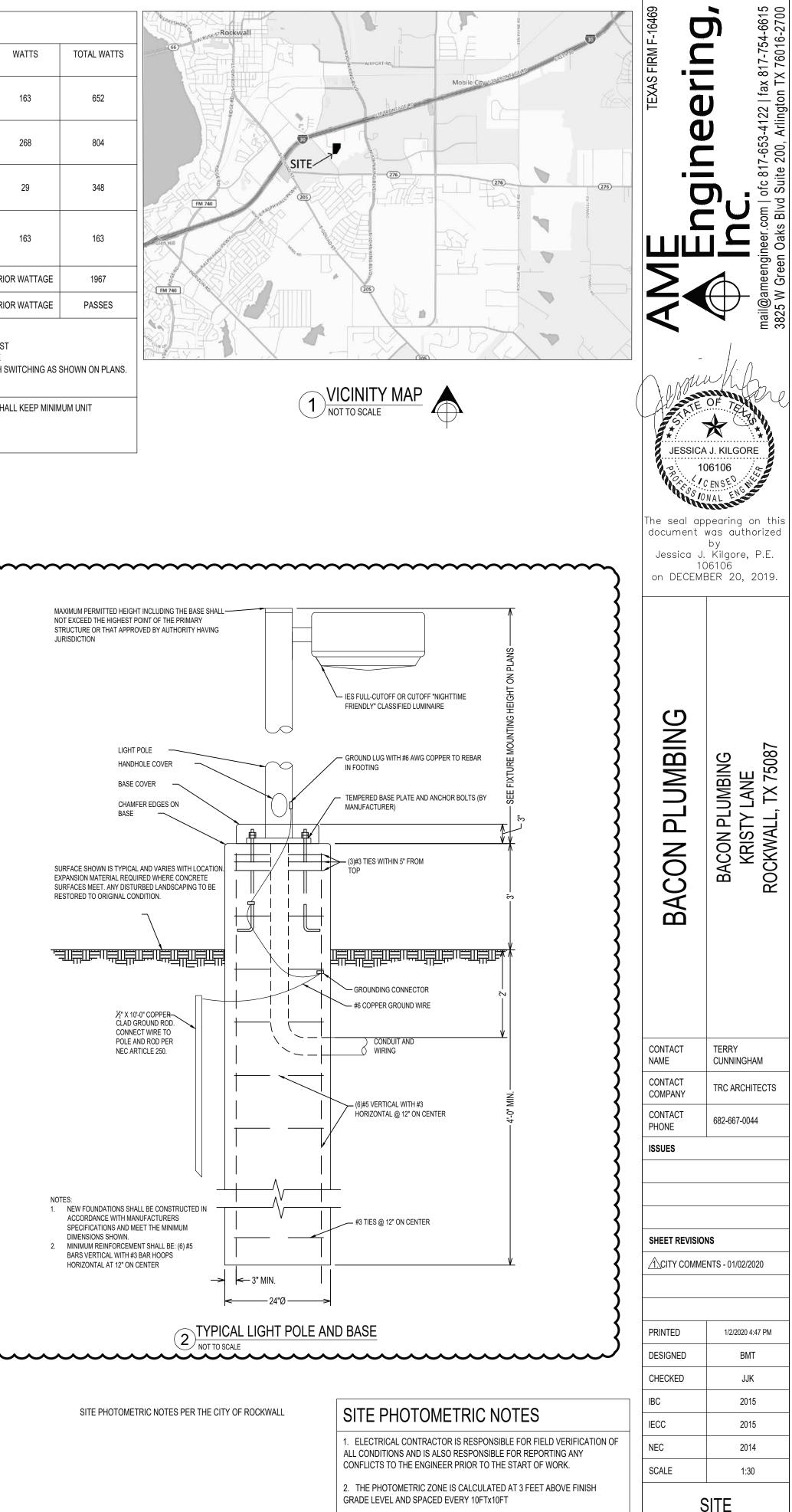
SEE CIVIL AND ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL FIXTURES AND STRUCTURES.

SEE ARCHITECTURAL FINISH OUT SCHEDULES FOR SPECIFIC MODELS, COLORS AND DESIGN NOT DEFINED HEREIN. WITH OWNER APPROVAL, CONTRACTOR MAY CHANGE SPECIFIED EQUIPMENT BUT SHALL KEEP MINIMUM UNIT SPECIFICATIONS.

CONTRACTOR TO CONTACT AME ENGINEERING, INC. AT 817-653-4122 PRIOR TO ANY SIGNIFICANT DESIGN REVISIONS.

DETAILS LABELED "TYPICAL" ON THE DRAWINGS SHALL APPLY TO ALL SITUATION OCCURRING ON THE PROJECT THAT ARE OR SIMILAR TO THOSE SPECIFICALLY DETAILED. THE APPLICABILITY OF THE DETAIL TO ITS LOCATION ON THE DRAWINGS CAN BE DETERMINED BY THE TITLE OF DETAIL. SUCH DETAILS SHALL APPLY WHETHER OR NOT THEY ARE

REFERENCED AT EACH LOCATION. QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS SHALL BE DETERMINED BY THE ENGINEER OF RECORD.



3. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION: HOWEVER. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL LIGHTING SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION OR CONTRIBUTION FROM OTHER (NEW/EXISTING) LIGHT SOURCES IN ADJACENT PROPERTIES.

PROJECT

E1.′ 1505

PHOTOMETRIC

LIGHTING PLAN



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085 f: 972-732-8058

January 7, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested – **Building, 4-Sided Architecture** Bacon Office/ Warehouse Development Rockwall, TX.

Mr. Miller,

This letter serves as a Request for Variance to the Subsection 6. 02(C)(b), Art. V of the UDC, for **Building, 4-Sided Architecture**.

I believe our project is one of the last undeveloped light industrial lots in this commercial industrial park. There are existing buildings, fences and trees surrounding our lot which considerably block visibility into this site. The only noticeable visibility is directly from Kristy Street. These surrounding existing buildings are constructed with various types of metal building standards.

There is a portion of our property in the back that overlaps in the city's IH-30 Overlay District. As shown on the aerial, there are existing lots with existing buildings that sit on the IH-30 frontage road and are in front of our property, between us and the freeway (again blocking the view), and we do not have any direct access to the IH-30 frontage road.

Building, 4-Sided Architecture Variance. We are requesting a variance to provide architectural design on the front (South Elevation) of our new proposed building only. The sides and rear of our building will have metal siding panel walls for the warehousing portion. The Building design would not be visible by the public on these three sides.

For this variance request we are also proposing to provide more landscaping, shrubs and trees than required for this property and screening the building more.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) The east and north side of the proposed building will never be seen by the public view.

- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and 5 additional trees in this front landscape area.
- 6) We are proposing to add additional canopy trees along the north and west property line to provide additional screening of the loading dock area and overnight vehicles per landscape screening Alternative #1.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll Carroll Architects, Inc. President / CEO



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085 f: 972-732-8058

January 7, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested - **Building Articulation**. Bacon Office/ Warehouse Development Rockwall, TX.

Mr. Miller,

This letter serves as a Request for Variance to the Subsection 5. 01(C), Art. V of the UDC, and IH-30 Overlay District, for **Building Articulation**.

I believe our project is one of the last undeveloped light industrial lots in this commercial industrial park. There are existing buildings, fences and trees surrounding our lot which considerably block visibility into this site. The only noticeable visibility is directly from Kristy Street. These surrounding existing buildings are constructed with various types of metal building standards.

There is a portion of our property in the back that overlaps in the city's IH-30 Overlay District. As shown on the aerial, there are existing lots with existing buildings that sit on the IH-30 frontage road and are in front of our property, between us and the freeway (again blocking the view), and we do not have any direct access to the IH-30 frontage road.

Building Articulation Variance. We are requesting a variance to only provide Building Articulation to the front (South Elevation) of our new proposed building which everyone can see from the street. The sides and rear of our building will have no undulating walls for the warehousing portion. We are also proposing to bring the building materials from the front onto the sides 20'.

For this variance request we are also proposing to provide more landscaping, shrubs and trees than required for this property and screening the building more.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) The east and north side of the proposed building will never be seen by the public view.

- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and 5 additional trees in this front landscape area.
- 6) We are proposing to add additional canopy trees along the north and west property line to provide additional screening of the loading dock area and overnight vehicles.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll Carroll Architects, Inc. President / CEO



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085 f: 972-732-8058

January 7, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested - **Building Primary Materials**. Bacon Office/ Warehouse Development Rockwall, TX.

Mr. Miller,

This letter serves as a Request for Variance to the Subsection 6. 02(C)(1)(a), Art. V of the UDC, for **Building Primary Materials**.

I believe our project is one of the last undeveloped light industrial lots in this commercial industrial park. There are existing buildings, fences and trees surrounding our lot which considerably block visibility into this site. The only noticeable visibility is directly from Kristy Street. These surrounding existing buildings are constructed with various types of metal building standards.

There is a portion of our property in the back that overlaps in the city's IH-30 Overlay District. As shown on the aerial, there are existing lots with existing buildings that sit on the IH-30 frontage road and are in front of our property, between us and the freeway (again blocking the view), and we do not have any direct access to the IH-30 frontage road.

Building Primary Materials Variance. We are requesting a variance to reduce the Building Primary Materials from the required 90% masonry, to 76.5% masonry and adding a wood product of 23.5% on the main tower element at the front (South Elevation) of our new proposed building. Everyone can see this side from Kristy street. The variance shall also include deleting the sides and rear of this masonry requirement. The sides and rear of our building will have metal siding panel walls for the warehousing portion. We are also bringing the building materials from the front onto the sides 20'.

For this variance request we are also proposing to provide more landscaping, shrubs and trees than required for this property and screening the building more.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) The east and north side of the proposed building will never be seen by the public view.
- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and 5 additional trees in this front landscape area.
- 6) We are proposing to add additional canopy trees along the north and west property line to provide additional screening of the loading dock area and overnight vehicles per landscape screening Alternative #1.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll Carroll Architects, Inc. President / CEO



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085 f: 972-732-8058

January 7, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested - **Building Primary Materials - Stone**. Bacon Office/ Warehouse Development Rockwall, TX.

Mr. Miller,

This letter serves as a Request for Variance to the Subsection 6. 02(C)(1)(a)(1), Art. V of the UDC, for **Building Primary Materials - Stone**.

I believe our project is one of the last undeveloped light industrial lots in this commercial industrial park. There are existing buildings, fences and trees surrounding our lot which considerably block visibility into this site. The only noticeable visibility is directly from Kristy Street. These surrounding existing buildings are constructed with various types of metal building standards.

There is a portion of our property in the back that overlaps in the city's IH-30 Overlay District. As shown on the aerial, there are existing lots with existing buildings that sit on the IH-30 frontage road and are in front of our property, between us and the freeway (again blocking the view), and we do not have any direct access to the IH-30 frontage road.

Building Primary Materials – Stone Variance. We are requesting a variance to reduce the Building Primary Material - Stone masonry on the three sides not viewed by the public. We are providing 30.2% Stone masonry at the front (South Elevation) of our new proposed building. Everyone can see this side from Kristy street. The variance shall also include deleting the sides and rear of this Stone masonry requirement. The sides and rear of our building will have metal siding panel walls for the warehousing portion. We are also bringing the building materials from the front onto the sides 20'.

For this variance request we are also proposing to provide more landscaping, shrubs and trees than required for this property and screening the building more.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) The east and north side of the proposed building will never be seen by the public view.
- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and 5 additional trees in this front landscape area.
- 6) We are proposing to add additional canopy trees along the north and west property line to provide additional screening of the loading dock area and overnight vehicles per landscape screening Alternative #1.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll Carroll Architects, Inc. President / CEO



750 Interstate 30 Suite 110 Rockwall,TX 75087 t: 972-732-6085 f: 972-732-8058

January 7, 2020

Mr. Ryan Miller City of Rockwall Director of Planning City Hall 385 S. Goliad Rockwall, TX 75087

Re: SP2019-047 Variance Requested - **Building Secondary Materials** Bacon Office/ Warehouse Development Rockwall, TX.

Mr. Miller,

This letter serves as a Request for Variance to the Subsection 6. 02(C)(b), Art. V of the UDC, for **Building Secondary Materials**.

I believe our project is one of the last undeveloped light industrial lots in this commercial industrial park. There are existing buildings, fences and trees surrounding our lot which considerably block visibility into this site. The only noticeable visibility is directly from Kristy Street. These surrounding existing buildings are constructed with various types of metal building standards.

There is a portion of our property in the back that overlaps in the city's IH-30 Overlay District. As shown on the aerial, there are existing lots with existing buildings that sit on the IH-30 frontage road and are in front of our property, between us and the freeway (again blocking the view), and we do not have any direct access to the IH-30 frontage road.

Building Secondary Materials Variance. We are requesting a variance to increase the Building Secondary Material. We are providing 23.5% accent wood product at the front (South Elevation) of our new proposed building. This product is on the main entry tower that everyone can see from Kristy street. The variance shall also include deleting the sides and rear of this Secondary material requirement. The sides and rear of our building will have metal siding panel walls for the warehousing portion. We are also bringing the building materials from the front onto the sides 20'.

For this variance request we are also proposing to provide more landscaping, shrubs and trees than required for this property and screening the building more.

- 1) We are showing future building expansion on the west side of the new building where articulation and building materials are not conducive to this expansion.
- 2) The east and north side of the proposed building will never be seen by the public view.
- 3) There will be a 6'-0" tall vinyl coated chain link fence surrounding the property for security and securing the overnight vehicles in the parking areas.
- 4) We have provided 15% more landscaping totaling 30% on our property which is 100% more than required by zoning code. This extra 15% is in the front area.
- 5) We are proposing to add a raised berm, shrubs and 5 additional trees in this front landscape area.
- 6) We are proposing to add additional canopy trees along the north and west property line to provide additional screening of the loading dock area and overnight vehicles per landscape screening Alternative #1.

Thank you for your consideration and reviewing our request. We can adjust the actual location of these trees per your recommendations.

Sincerely,

Jeffrey Carroll Carroll Architects, Inc. President / CEO

City of Rockwall



Project Plan Review History

Project Name Type Subtype Status	SP2020-001 726 I-30 Frontage F SITE PLAN AMENDING Staff Review	Road	Owne Appli		EW PARMERI EL LEGG	LEE		Applied Approved Closed Expired Status	1/17/2020	AG
Site Address 726 130		City, State Z	'ip ., TX 75087					Zoning		
720 130		NOCKWAL	-, 17 7 5007					8		
Subdivision		Tract		Block	Lot No		cel No	General Pla	n	
GRANDY'S ADDIT	ION	1		A	1	37	48-000A-0001-00-0	R		
Type of Review / N	lotes Contact	Sent	Due	Received	Elapsed St	tatus		Remarks		
BUILDING	Russell McDov	well 1/17/2020	1/24/2020	1/21/2020	•	PPROVED				
ENGINEERING	Sarah Johnsto	n 1/17/2020	1/24/2020	1/24/2020	7 A	PPROVED				
(1/24/2020 10										
		loc dictancoc Standar	dc of Docign 7)						
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
PLANNING	Korey Brooks	1/17/2020	1/24/2020	1/24/2020	7 COMMENTS	Comments
	al					

SP2020-001; Golden Chick

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Michael Legg of Legg Architecture, LLC for the approval of a site plan for a for a restaurant with drive through (i.e. Golden Chick) on a

1.03-acre parcel of land identified as Lot 1, block A, Grandy's Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 726 E. IH-30

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2020-001) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

Site Plan:

1) Please show and label the front setback adjacent to IH-30

- 2) Please show and label all easements.
- 3) Please provide turn radii and drive aisle widths.
- 4) Please show and label centerline of IH-30 Frontage Road.
- 5) The Site plan indicates a "Container" will be located on site, what is the container used for?
- 6) Please remove floorplan from the site plan.
- 7) Please show and label easements
- 8) Please removed light poles

9) Please note that trash enclosures shall be 4-sided solid masonry utilizing the same materials as the main building. Also, the enclosure shall incorporate a

self-latching opaque gate. Please see Subsection 01.05, Screening Standards, of Article 5, District Development Standards, of the UDC for a dumpster enclosure detail.

- 10) Please dimension a typical parking space.
- 11) Please remove pole sign from site plan.
- 12) Please remove "Code Information" from site plan. That information will be reviewed at time of building permit application.

13) Please provide site data table on all pages. See Subsection 7.03, Non-Residential District Development Standards, of Article 5, District Development Standards, of the Unified Development Code (UDC).

- 14) Please show and label adjacent properties
- 15) Please provide graphic and numeric scale.
- 16) Please provide vicinity map

17) Please provide north arrow and orient site plan so that north points to the top of the page. Currently, the western side of the property is toward the top of the page.

- 18) Please note, this is located in the IH-30 Overlay District. Please see Article 5 for IH-30 Overlay (IH-30 OV) District standards.
- 19) Please add signature block to site plan.

Floor Plan.

- 1) Please note, that the floorplan will not be reviewed with the site plan. The floorplan will be reviewed at time of building permit application. Landscape Plan.
- 1) Please provide turn radii and drive widths.
- 2) Please show and label landscape buffer.
- 3) Please note, a min. of 10-foot wide landscape buffer is required along the entire length of any non-residential lot that abuts a public right of way. All buffers shall

Due

Remarks

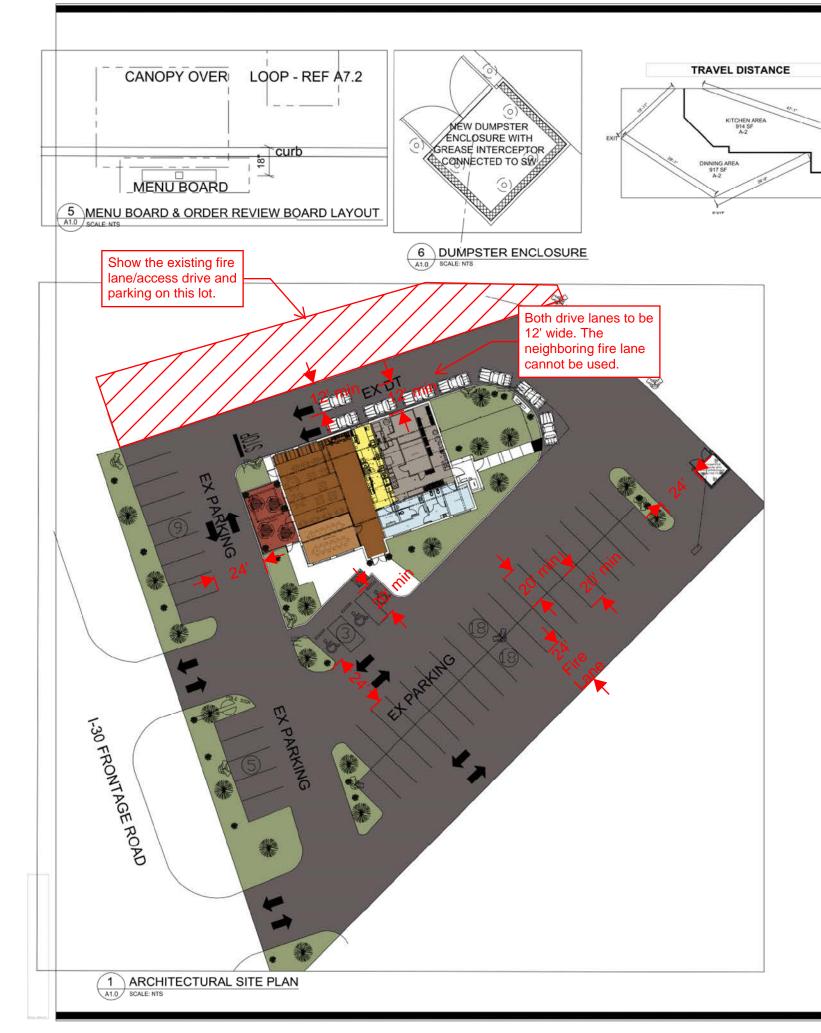
incorporate ground cover, a built-up berm, and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total min height of 30-inches. A min of one (1) canopy tree and one (1) accent tree per 50 linear feet is required.

- 4) Please show and label front setback.
- 5) Please dimension a typical parking space.
- 6) Please show centerline of IH-30 Frontage Road.
- 7) Please note, canopy trees are a min. of 4 caliper inches, accent trees are a min. pf 4-feet in height, and shrubs are a min. of 3 gallons.
- 8) Please note, the min landscaping percentage is 20%.
- 9) Please note that no parking space shall be more than 80-feet from a canopy tree
- 10) Please label property line.
- 11) Please provide site data table as requested above for site plan
- 12) Please adjust orientation of the "Plant List" label and the plant list table. Currently, they overlap.
- 13) Please note. This is a Commercial (C) District, not a General Retail (GR) District.
- 14) Please review Article 8, Landscape and Fence Standards, of the Unified Development Code (UDC) Building Elevations.
- 1) Please remove all signage from building elevations. Signage is approved at time of building permit.
- 2) What material will the illuminated artwork be?
- 3) Please provide cardinal direction of building elevations and indicate which elevation faces the street
- 4) Please note, the two tower elements (where the signage is located) will need to be finished on the sides and the rear. The tower element will need to appear as
- a "cube" rather than a "flat panel" that projects from the top of the building.
- 5) Please note, wood is not a permitted material type for the enclosure Please see Article 8, Landscape and Fences.
- 6) Please note, all lighting shall be downward facing and fully shielded/
- 7) Please note that on the Rear and Front elevations, there is a label for "Ex. Split-Face Masonry" –located between the two elevations. This appears to point to
- brick instead of split-face. Please confirm material. Also, there are two labels for "CE Masonry". Please clarify.
- 8) Please provide site data table as requested for the site plan
- 9) Please provide dimensions/heights
- 10) Please clarify rear elevation. There appears to be a ladder on the building, please label.
- 11) Please note that above the artwork on the rear elevation, there seems to be an missing building materials.
- 12) Please label windows and doors on rear elevation
- 13) Please label dashline on the roof
- 14) Please provide dumpster enclosure elevations.
 - Photometric Plan.
- 1) Please provide photometric plan

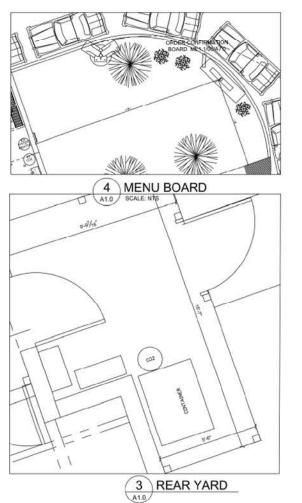
1.6 Please note that failure to address all comments provided by staff by5:00 PM on February 4, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

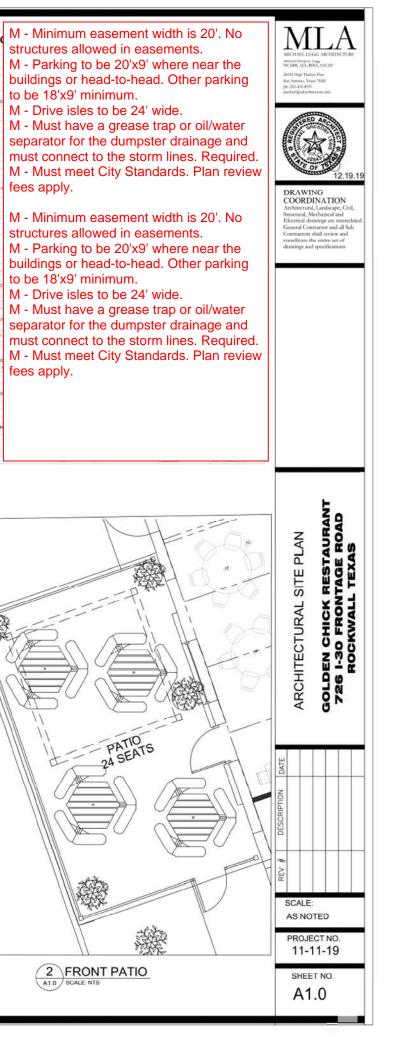
- 1.7 The Architectural Review Board (ARB) meeting is January 28, 2020 at 5:00. Planning & Zoning Worksession is January 28, 2020 at 6:00.
- I.8 The Planning and Zoning Meeting for this case is February 11, 2020.

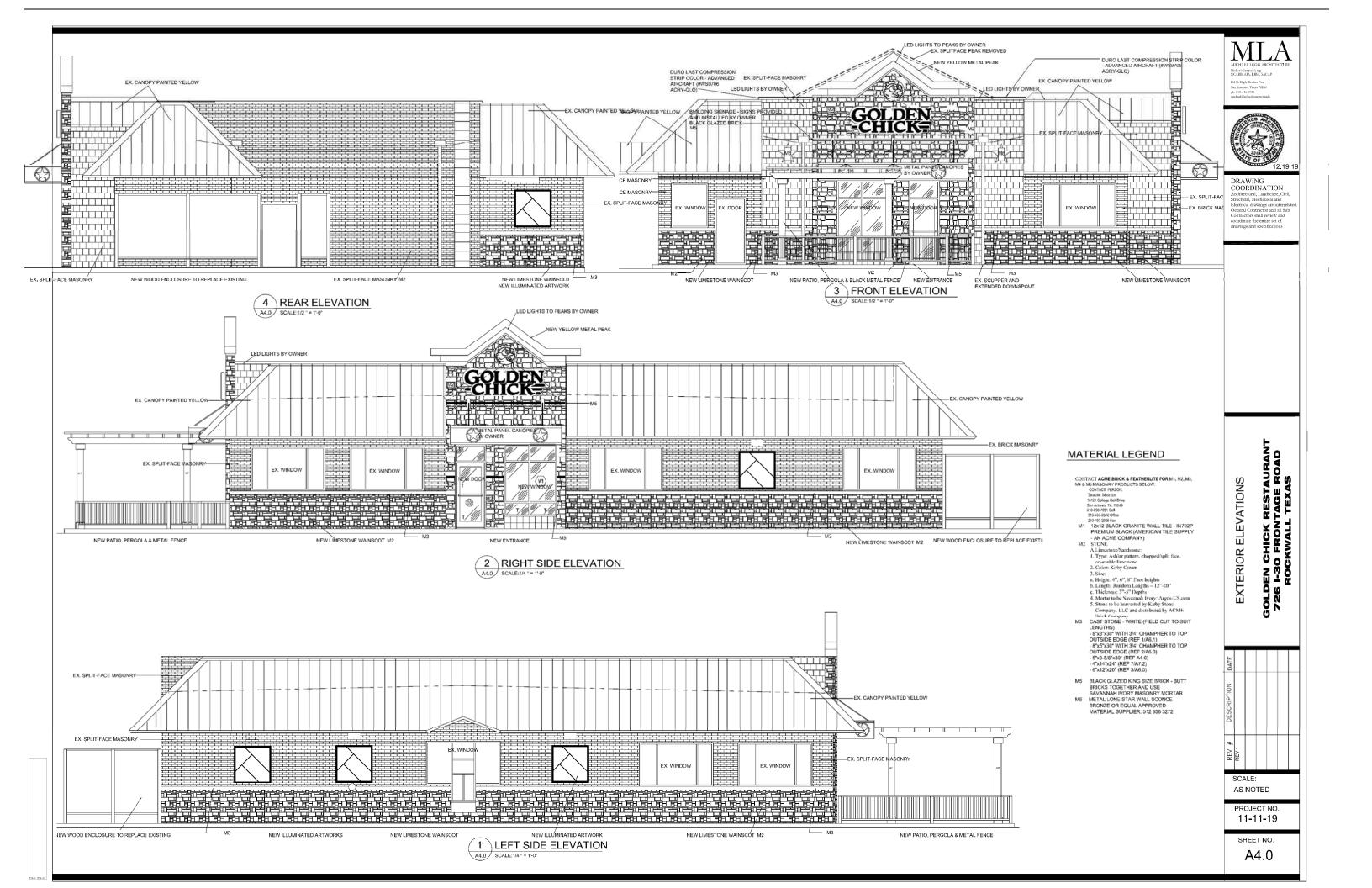
A representative is required to attend all meetings



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1.0 APPLICAB	LE CODE	E\$				
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	FIRE				NAL FIRE CODE (IFC)	
		TRICAL CODE			LECTRICAL CODE (NE)	
		MAICAL CODE			NAL MECHANICAL CO	
		BING CODE			NAL PLUMBING CODE	
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4194 SQ FT	KITCH	4EN		A-2		
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						4
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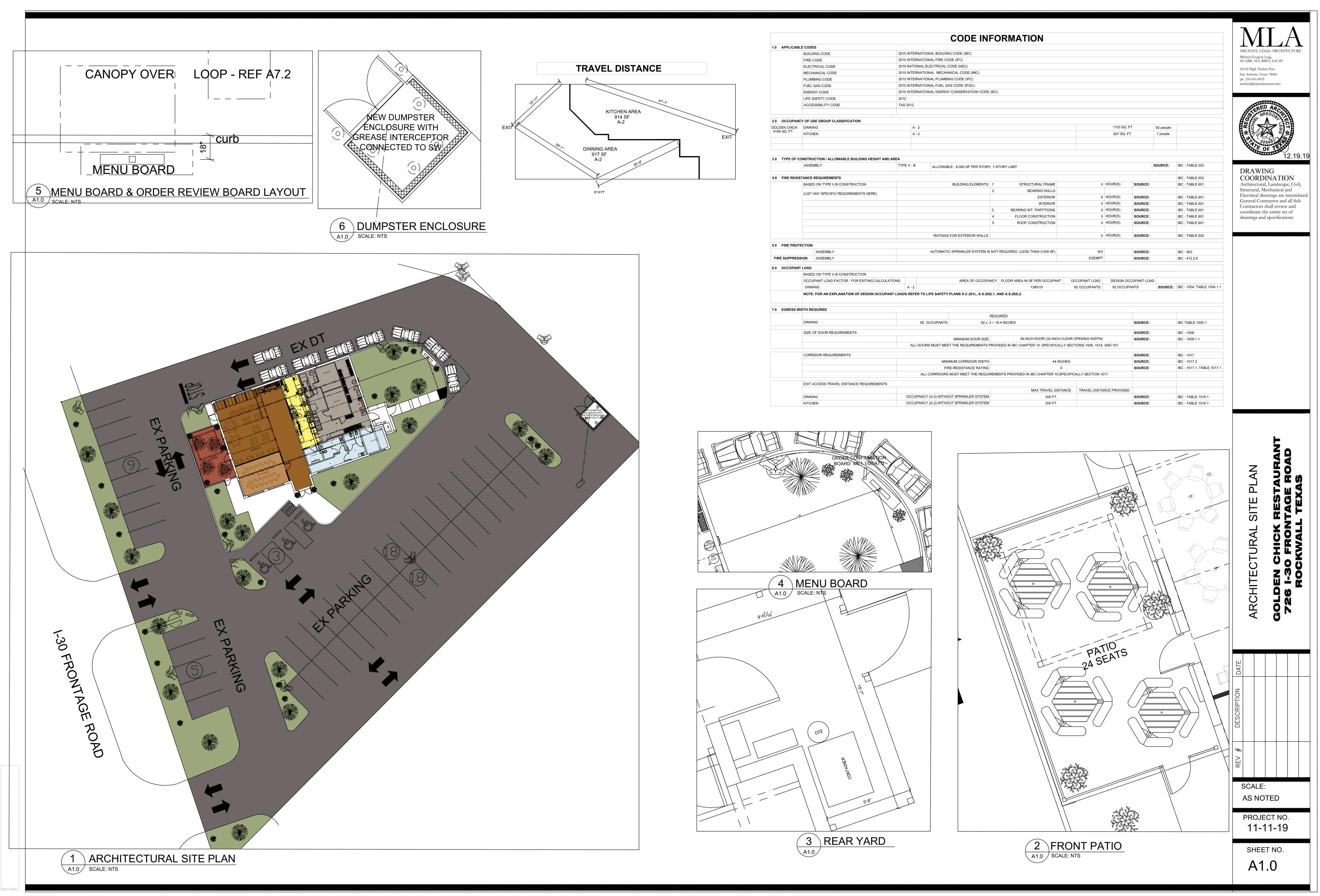




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departmen 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





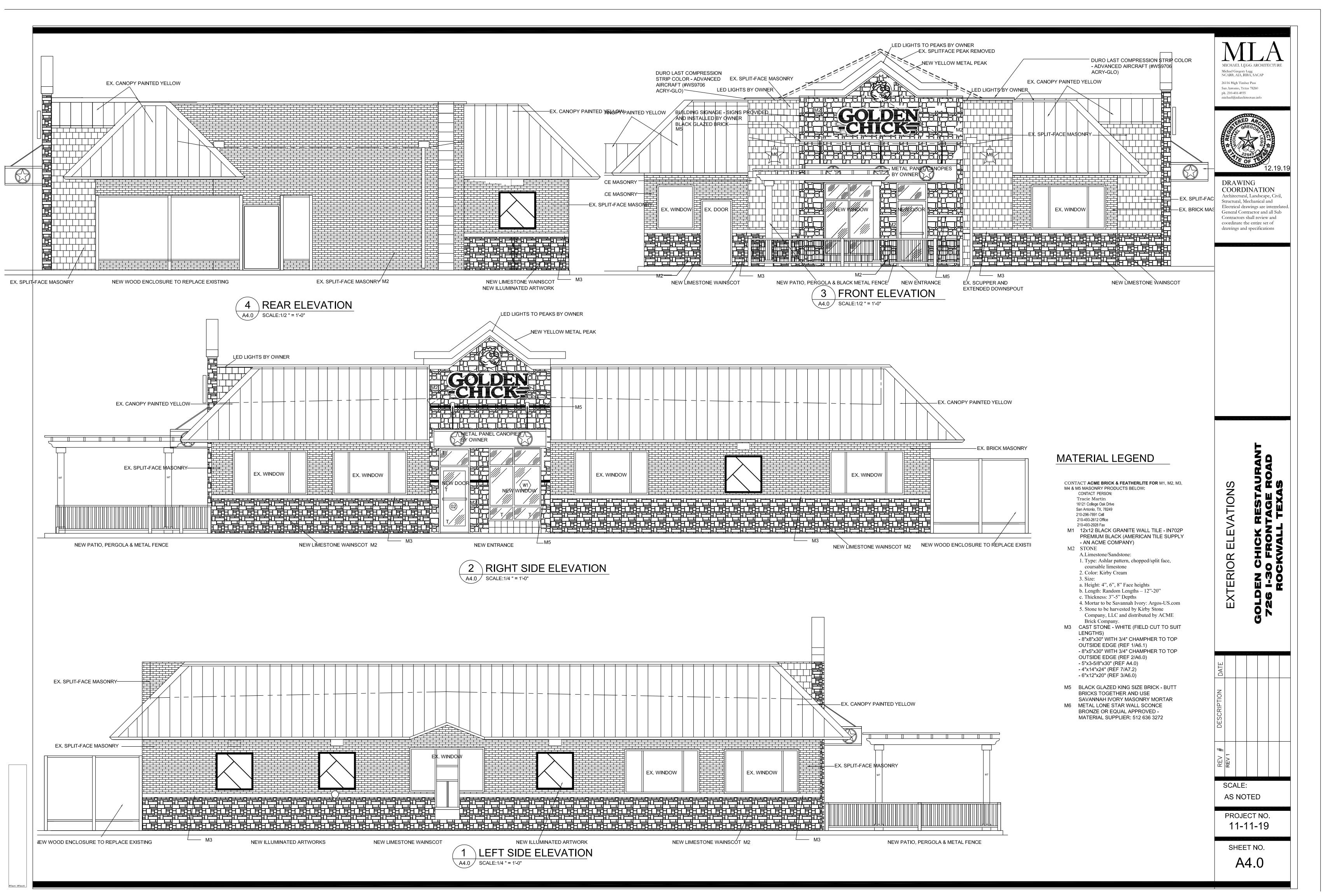
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		FUEL	GAS CODE	2015 I	NTERNAT	IONAL FUEL
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		(LIST /	ANY SPECIFIC REQUIREMENTS HERE)			
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			ASSEMBLY			AUTOMA
FIR	E SUPPRES	SION	ASSEMBLY			
6.0	OCCUPAN	T LOAD				
		BASE	O ON TYPE V-B CONSTRUCTION			
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SECTION 02910 - SOIL PREPARATION

PART 1 – GENERAL

- A. DESCRIPTION
 1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- . EXAMINATION
- EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS
- HAVE BEEN REMOVED PRIOR TO BED REPARATION WORK. APPROVALS
- 1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

PART 2 - PRODUCTS

A. MATERIALS 1. COMPOST:

- 1.1. COTTON BUR COMPOST
- 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX. OR,
- CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL. 2. FERTILIZERS AND SUPPLEMENTS:
- 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE. OR APPROVED EQUAL.
- MULCH
 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

PART 3 – EXECUTION

- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION1. GENERAL
- 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE
- CORRECTED. 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN
- REMOVED COMPLETELY.
- ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 SHRUB BEDS:
- 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES, 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
- 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL
- DEPTH OF 8 INCHES. 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN
- APPROPRIATE DIRECTIONS.
- 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.3. SOD AND SEED AREAS
- 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
- 3.2. ADD ½ INCH COMPOST TO ALL AREAS. 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.
2. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND

APPROVED THE BED PREPARATION.
3. NO PLANTING TO TAKE PLACE UNTIL OWNER HAS INSPECTED AND APPROVED ALL PLANT MATERIAL AND ALL PLANT PLACEMENT. FIELD ADJUSTMENTS OF PLANT LOCATIONS TO BE COORDINATED WITH OWNER.
4. ALL LAWN AND NEW LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE EDGING UNLESS OTHERWISE NOTED ON THE PLANS.

SECTION 02915 - LANDSCAPE PLANTING

- PART 1 GENERAL A. SPECIAL CONDITIONS
- 1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL
- REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. 2.EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
- 3.DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF
- NON-AVAILABILITY TO OWNER'S REPRESENTATIVE. 4.PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.
- B.REFERENCE STANDARDS 1. AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, 2014 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
- 2.SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
- 3.HORTUS THIRD, CORNELL UNIVERSITY, 1967. C.PREPARATION
- 4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
- 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
- 6.COORDINATION WITH IRRIGATION SYSTEM:
- 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
- 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT
- PLANTING OPERATIONS COMMENCE. 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.
- D.ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
- 1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
- 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
- 3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.

E.WARRANTEE

- 5.UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
- 6.WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

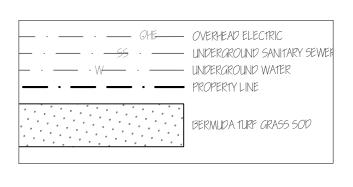
PART 3 – EXECUTION

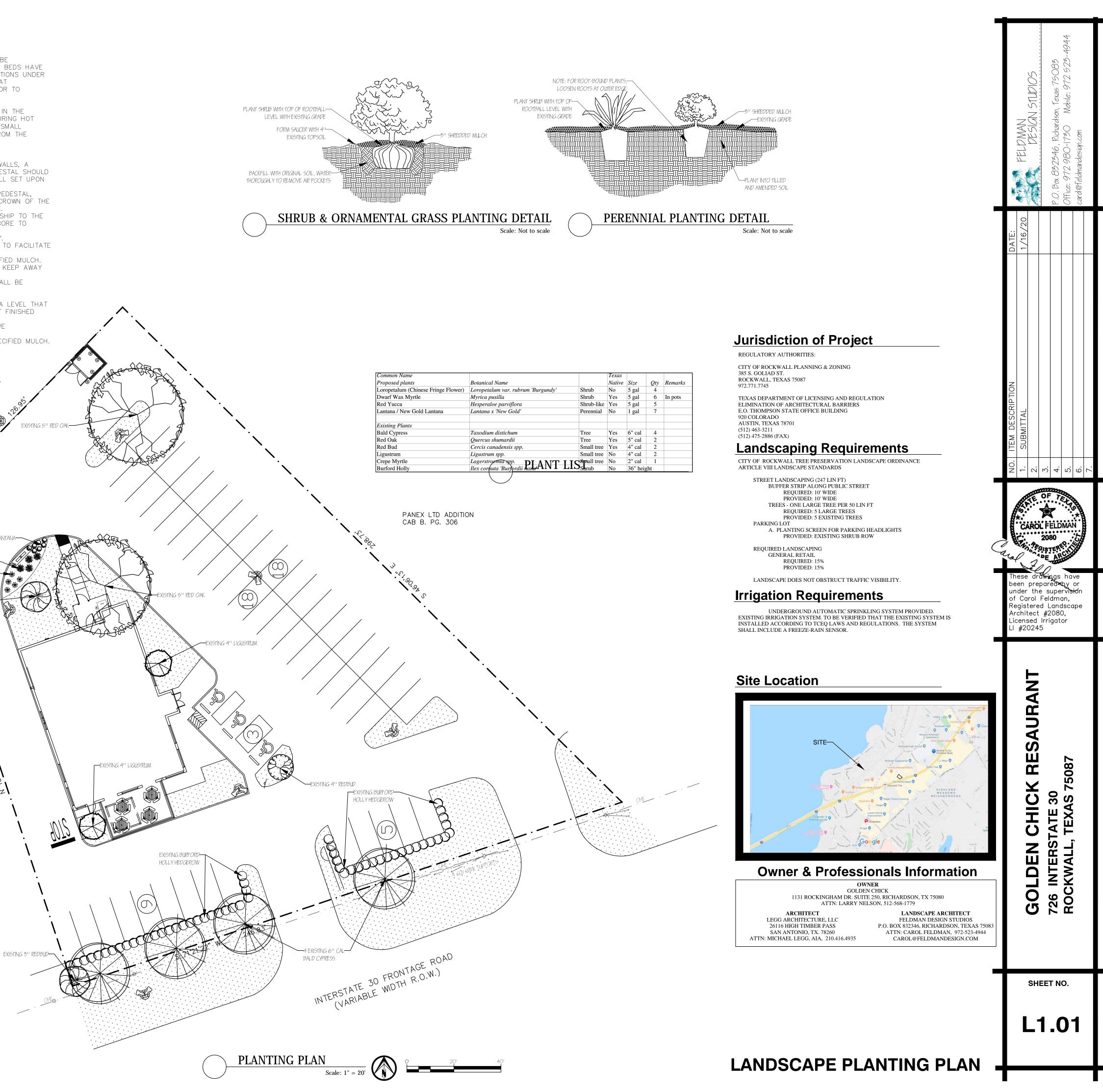
- PREPARATION FOR PLANT MATERIAL INSTALLATION
 1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.
- B. TIME OF PLANTING
- CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS). TREE PLANTING
- STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
- 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
- 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
- 5. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.
 6. FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE
- WATERING. REMOVE PRIOR TO MULCHING.7. COVER ALL TREE BALLS WITH A MINIMUM OF 3 OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY
- FROM TRUNKS.8. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.
- SHRUBS, TALL GRASSES AND PERENNIAL PLANTING. 1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT
- AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
- 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
- 3. COVER PLANTING BEDS WITH A MINIMUM 3 LAYER OF SPECIFIED MULCH.

END OF SECTION 02915

VOL 176, PG 772

CITY OF ROCKWALL





City of Rockwall





Project Name Type Subtype	SP2020-002 Lot 10, Blk A, Whitmore D SITE PLAN Staff Review	Prive	Own Appli	0.120	WALLIS WALLIS		Applied 1/17/2020 Approved Closed Expired Status) AG
Site Address 855 WHITMORE DR	ł	City, State Zi ROCKWALL,					Zoning	
Subdivision		Tract		Block	Lot No	Parcel No	General Plan	
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed Sta	tus	Remarks	
BUILDING	Russell McDowell	1/17/2020	1/24/2020	1/21/2020	4 AP	PROVED		
ENGINEERING	Sarah Johnston	1/17/2020	1/24/2020	1/24/2020	7 CO	MMENTS		

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	d Status	Remarks
(1/24/2020 11:27 A	M SJ)						
M - Add note to Lar	ndscape Plan, "All ROW	to be sodded.	" Standards o	of Design Sect	. 4.4.		
M - No dead-end pa	arking. Must have a culo	de-sac or 64'x	15' turnaroui	nd if not conn	ecting throu	gh. Standards of Des	sign and Construction 2.20
M - Must install a 5	' sidewalk along Whitmo	ore that is 2' o	off the prope	rty line. Stand	ards of Desig	gn Sect. 2.	
M - 20' Driveway Ra	adius. Standards of Desi	gn 2.20					
M - atch driveway a	alignment to the existing	g Fire Lane an	d Access Eas	ement			
The following is for	your information for er	ngineering rev	view.				
I - 4% Engineering f	-	0 0					
I - Impact fees							
I - Engineering Revi	ew fees apply.						
• •	' and over must be engi	neered.					
•	s to be rock or stone fac		n concrete wa	alls.			
-	ments, including detenti						
	of utilities for public u		an 10". Trees	must be 10' a	way from pu	blic utilities 10" or gr	reater.
	he building and nose-to-					-	
00	us if the building is 36' o						
	sprinkle the building ba		,				
-	ydrant to meet Fire Dep		uirements				
•	, o drain to oil∕water sepa						
-	ement for water line tag						
	, ay spacing to the drive		st				
	ty Standards of Design a	•					
FIRE	Ariana Hargrove			1/23/2020	6	COMMENTS	see comments
(1/23/2020 5:12 PN	/I AA)						
• • •	•	fire hydrants	that provide	coverage with	nin 400-feet,	as measured by an a	approved route around the exterior of the facility
or building.				-			
(Ord 16-31)							
GIS	Lance Singleton	1/17/2020	1/24/2020	1/21/2020	4	APPROVED	See comments
(1/21/2020 4:39 PN	/I LS)						
• • • •	5 WHITMORE DR, ROCK	WALL, TX 750	87				
PLANNING	Korey Brooks			1/24/2020	7	COMMENTS	Comments

Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks

SP2020-002; 855 Whitmore Drive

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request by Greg Wallis of Mershawn Associates, LLC for the approval of a site plan for a medical office building on a0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, 855 Whitmore Drive

1.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (SP2020-002) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

Site Plan:

- 1) Please label centerline of Whitmore Drive
- 2) Please ensure that the drive matches the platted driveway.
- 3) Please note, as drawn, there will be variances to the articulation standards.
- 4) Please dimension typical parking space.
- 5) Please show proposed easements.
- 6) Will the trash enclosure contain a dumpster? Or will it contain a poly cart? The enclosure seems to be smaller than the standard enclosure size
- 7) Please note, the dumpster shall have a self-latching opaque gate.
- 8) Please label property line.
- 9) Please include the required landscape percentage (i.e. 15%) on site data table. Photometric Plan.
- 1) Please provide site data table
- 2) Please provide vicinity map
- 3) Please provide north arrow.
- 4) Please orient the plan to match the site plan and landscape plan.
- 5) Please show and label property line.
- 6) Please clarify plan. There are many overlapping items.
- 7) Please provide graphic and numeric scale.
- 8) Please provide title block in lower left corner
- 9) Please add signature block Landscape Plan.
- 1) Please provide turn radii and drive widths.

2) Please note, a min. of 10-foot wide landscape buffer is required along the entire length of any non-residential lot that abuts a public right of way. All buffers shall incorporate ground cover, a built-up berm, and shrubbery along the entire length of frontage. Berms and shrubbery shall have a total min height of 30-inches. A min of one (1) canopy tree and one (1) accent tree per 50 linear feet is required.

- 3) Please show parking
- 4) Please dimension a typical parking space.
- 5) Please show centerline of Whitmore Dr.
- 6) Please note, canopy trees are a min. of 4 caliper inches, accent trees are a min. pf 4-feet in height, and shrubs are a min. of 3 gallons.
- 7) Please note, the min landscaping percentage is 15%.
- 8) Please note that no parking space shall be more than 80-feet from a canopy tree

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Type of netretty notes			Duc	neeenea		

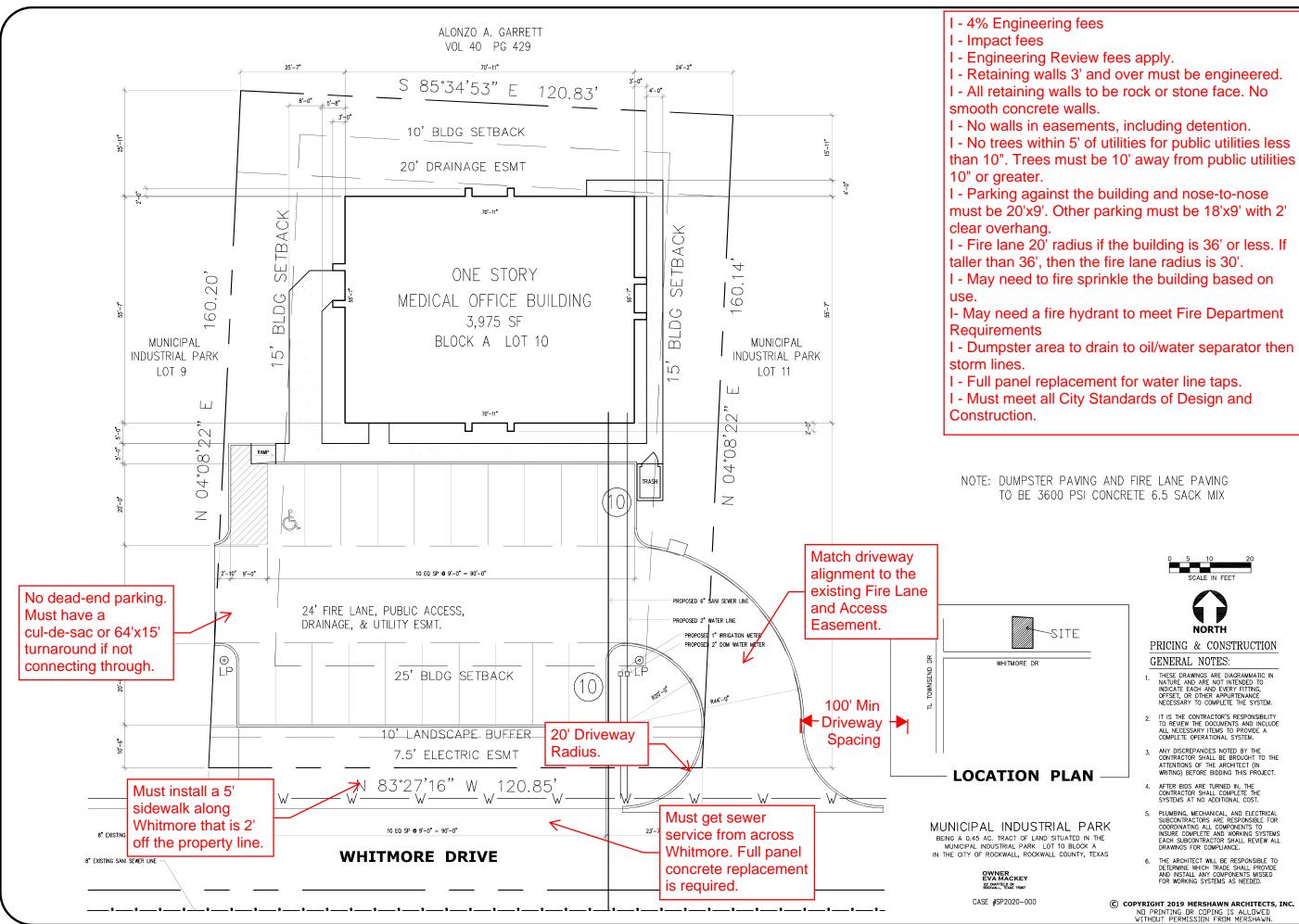
- 9) Please label property line.

- - 10) Please provide site data table as requested above for site plan
 - 11) Please review Article 8, Landscape and Fence Standards, of the Unified Development Code (UDC)
 - 12) Please note, hydromulch is not permitted
 - 13) Please show grass as a hatch.
 - 14) Please provide radii and drive width.

Building Elevations.

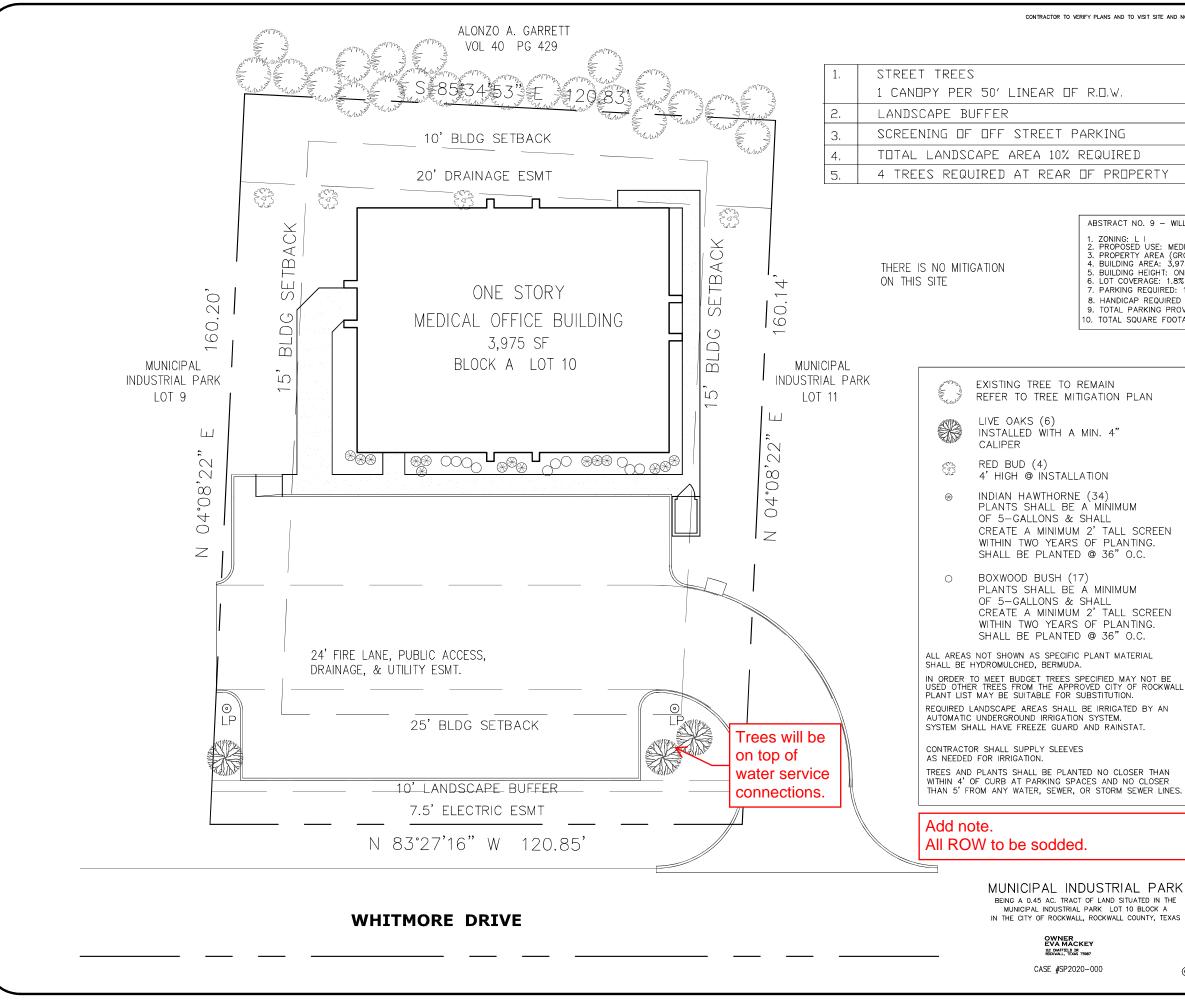
- 1) Please consider using an alternate material (i.e. wood beams) for the smaller gables
- Please consider removing/revising the projecting elements on the North and South building elevation. As drawn, it does not meet articulation standards. 2)
- Please review Section 6, Industrial Districts, of Article 5, District Development Standards of the UDC. 3)
- Please consider removing the stone above the door on the East Elevation 4)
- Since the entryways are not symmetrical; please consider a squared-off entryway instead of the pitched roof. 5)
- Please consider 6)
- 7) Please provide all 4 sides of the dumpster enclosure.
- Please consider different windows that are proportionate to the building size 8)
- 9) Pleaseshow door swing on the doors
- 10) Please note, the window on the South Elevation is at a different height than the remaining windows
- 11) Please consider adding additional windows/architectural elements to the South and West Elevations
- 1.6 Please note that failure to address all comments provided by staff by5:00 PM on February 4, 2020 will result in the automatic denial of the case on the grounds
- of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.
- 1.7 The Architectural Review Board (ARB) meeting is January 28, 2020 at 5:00. Planning & Zoning Worksession is January 28, 2020 at 6:00.
- I.8 The Planning and Zoning Meeting for this case is February 11, 2020.

A representative is required to attend all meetings



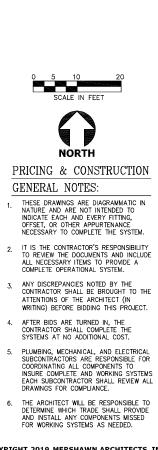
ATING ALL COMPONENTS TO		
COMPLETE AND WORKING SYSTEMS		Pro
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UTEOT WILL DE RECOONCIDIE TO		Dra
HITECT WILL BE RESPONSIBLE TO IE WHICH TRADE SHALL PROVIDE		Che
TALL ANY COMPONENTS MISSED KING SYSTEMS AS NEEDED.		S
		A
MERSHAWN ARCHITECTS, INC.		
OR COPING IS ALLOWED MISSION FROM MERSHAWN		
	•••	

MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS CHURCHES	NN
Ш Ш Ц	No. Date Revision By ROCKWA
TOWNSEND MEDICAL OFFICE ROCKWALL, TEXAS	SITE PLAN
Scale: Date: Project No Designed: Drawn: Checked: SHEET A1	1" = 10'-0" MM/DD/YY 191203 GW GW WM OF

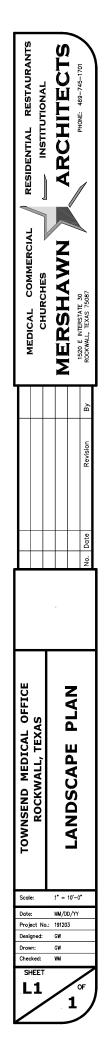


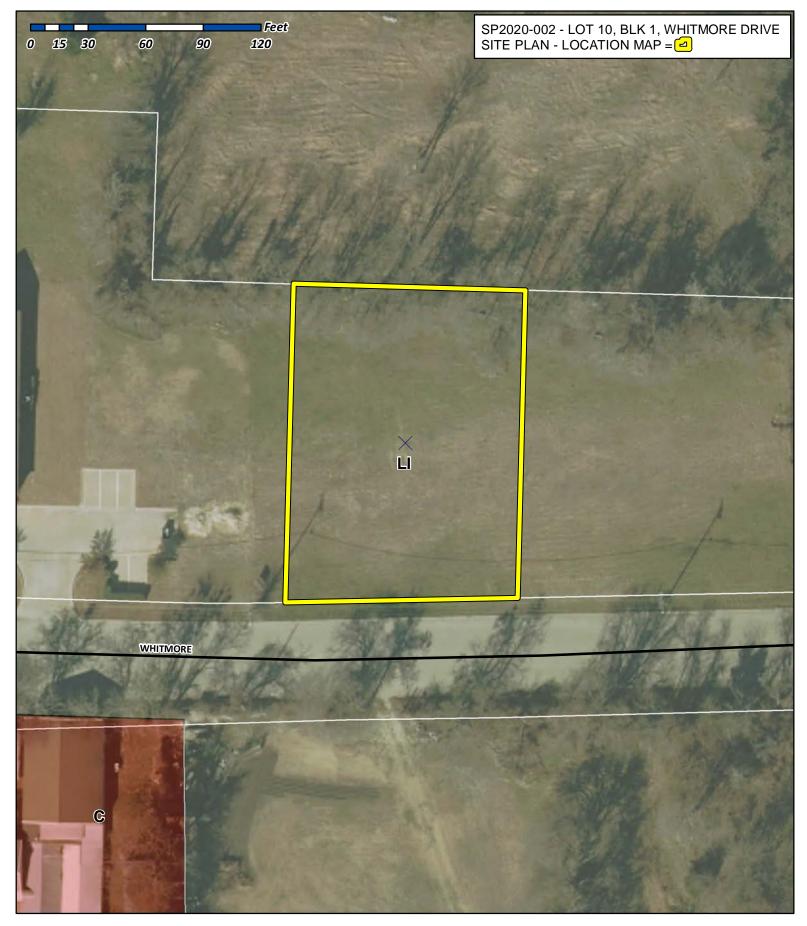
TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRU									
	REQUIRED	PROVIDED							
	3	3							
	10′	10′							
	ND	ND							
ED	1,960 SF	7,604 SF							
PERTY	4	4							

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY ZONING: L I PROPOSED USE: MEDICAL OFFICE 3. PROPERTY AREA (GROSS): 19,602 SF 0.45 AC 4. BUILDING AREA: 3,975 SF 5. BUILDING HEIGHT: ONE STORY – 21'-6" 6. LOT COVERAGE: 1.8% F.A.R. = 0.002:1 7. PARKING REQUIRED: 1 SPACE/200 = 20 SPACES REQUIRED 8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED 9. TOTAL PARKING PROVIDED: 20 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 11,998 SF



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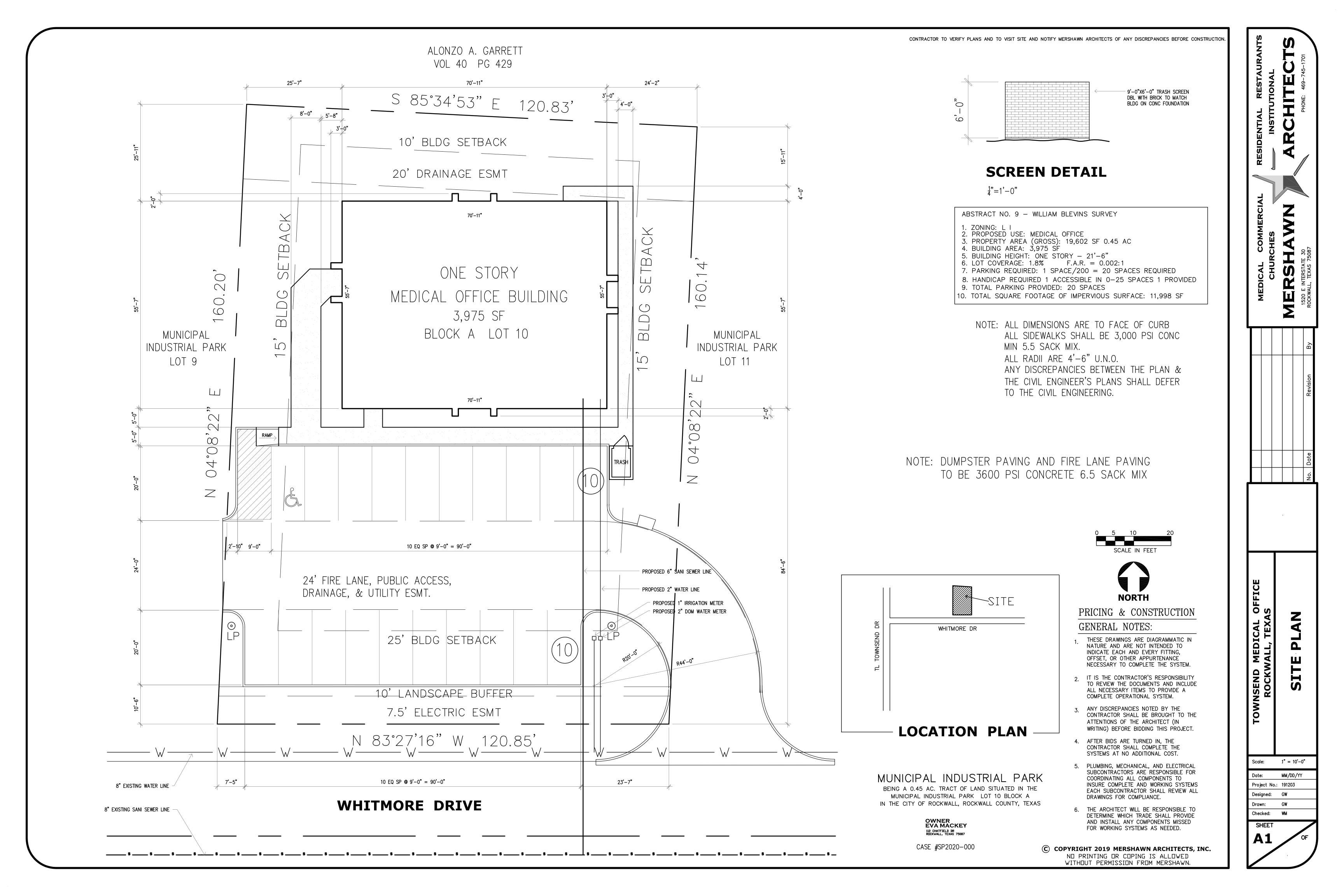


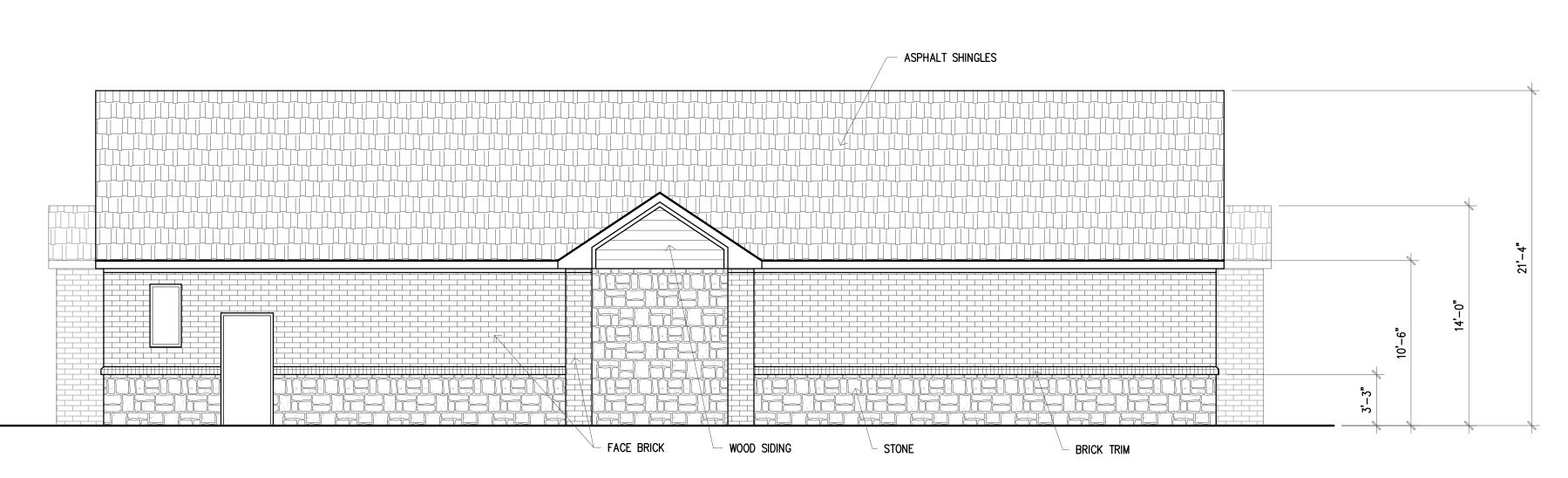


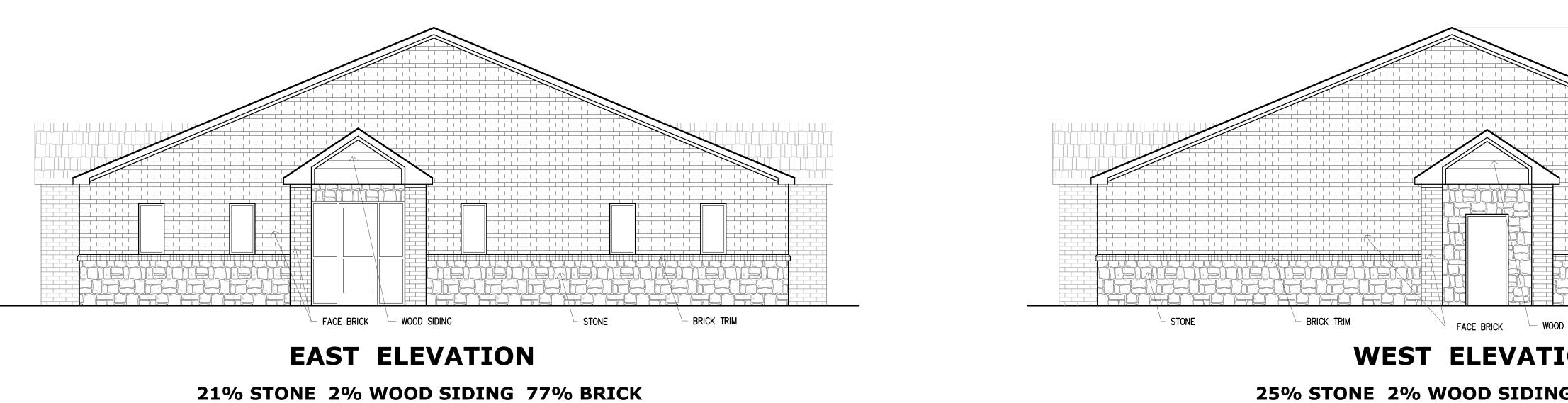
City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

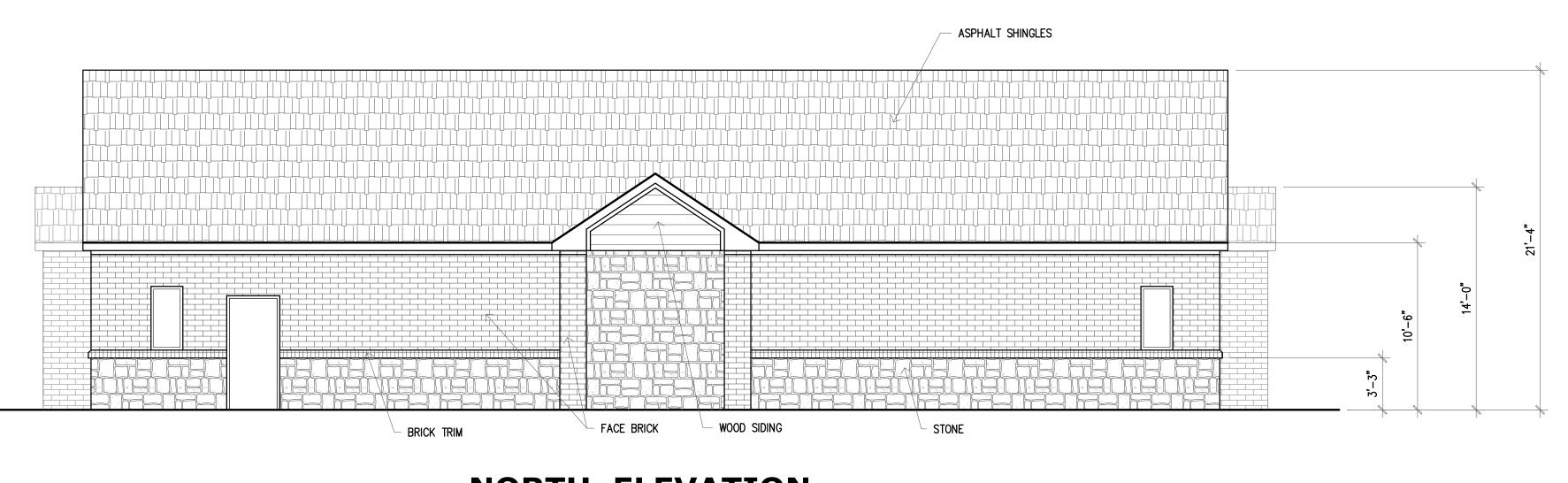








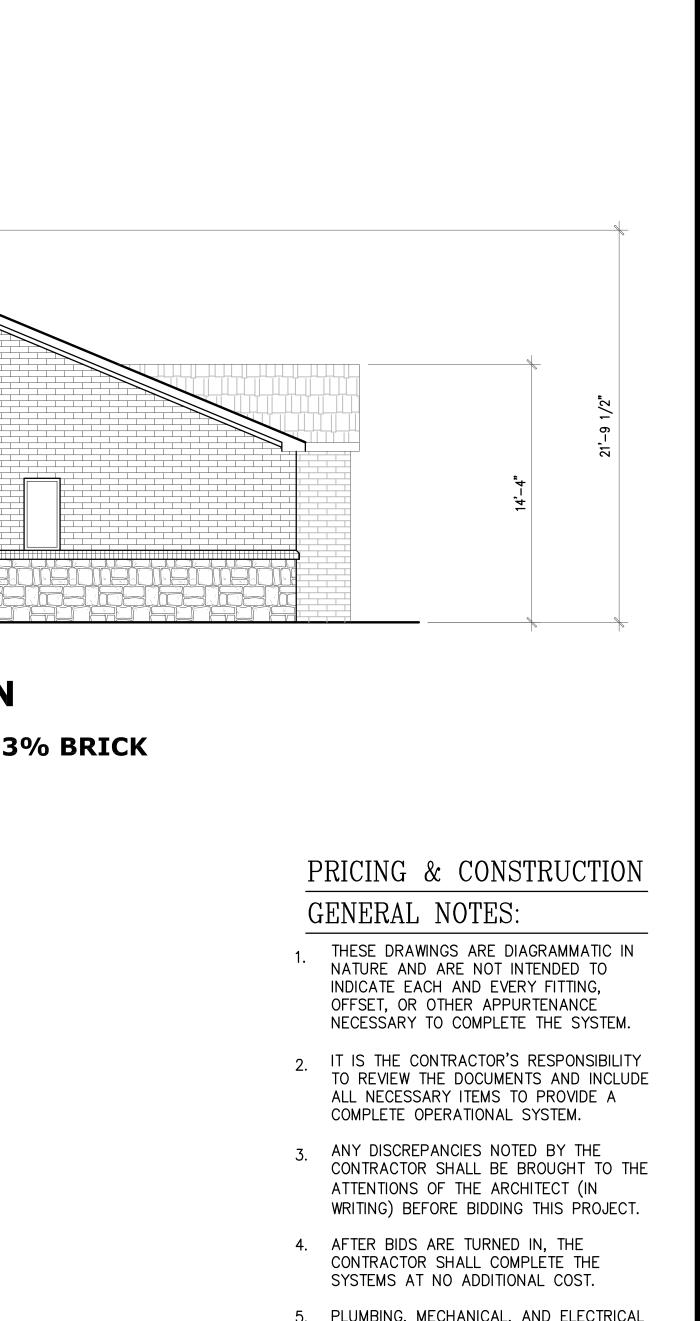
21% STONE 2% WOOD SIDING 77% BRICK



SOUTH ELEVATION 38% STONE 3% WOOD SIDING 59% BRICK

NORTH ELEVATION

38% STONE 3% WOOD SIDING 59% BRICK



- PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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OWNER **EVA MACKEY** 112 CHATFIELD DR ROCKWALL, TEXAS 75087

CASE #SP2020-000

			14'-4" 21'-9 1/2"
SIDING			
G 73% BRICK			
	PRICING	&	CONSTRUCTION
	GENERAL	N	OTES:
	THESE DRAW		S ARE DIAGRAMMATIC IN

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION

U

S

ELEVATION

EXTERIOR

Scale: 3/16'' = 1'-0''

Date: 12/17/19

Project No.: 191203

Designed: GW

Drawn: GW

Checked: WM

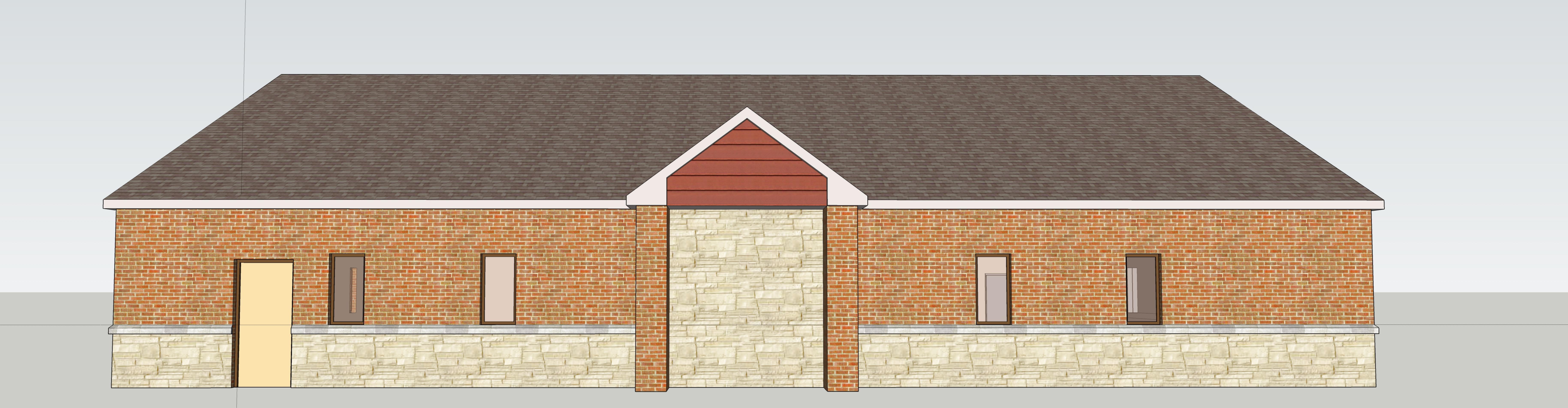
SHEET

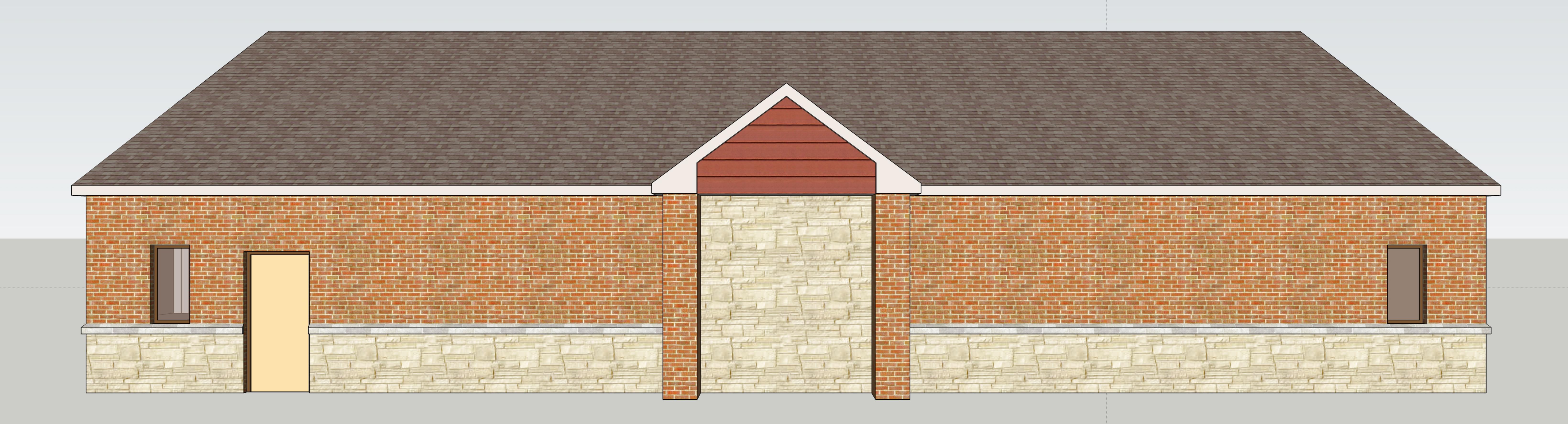
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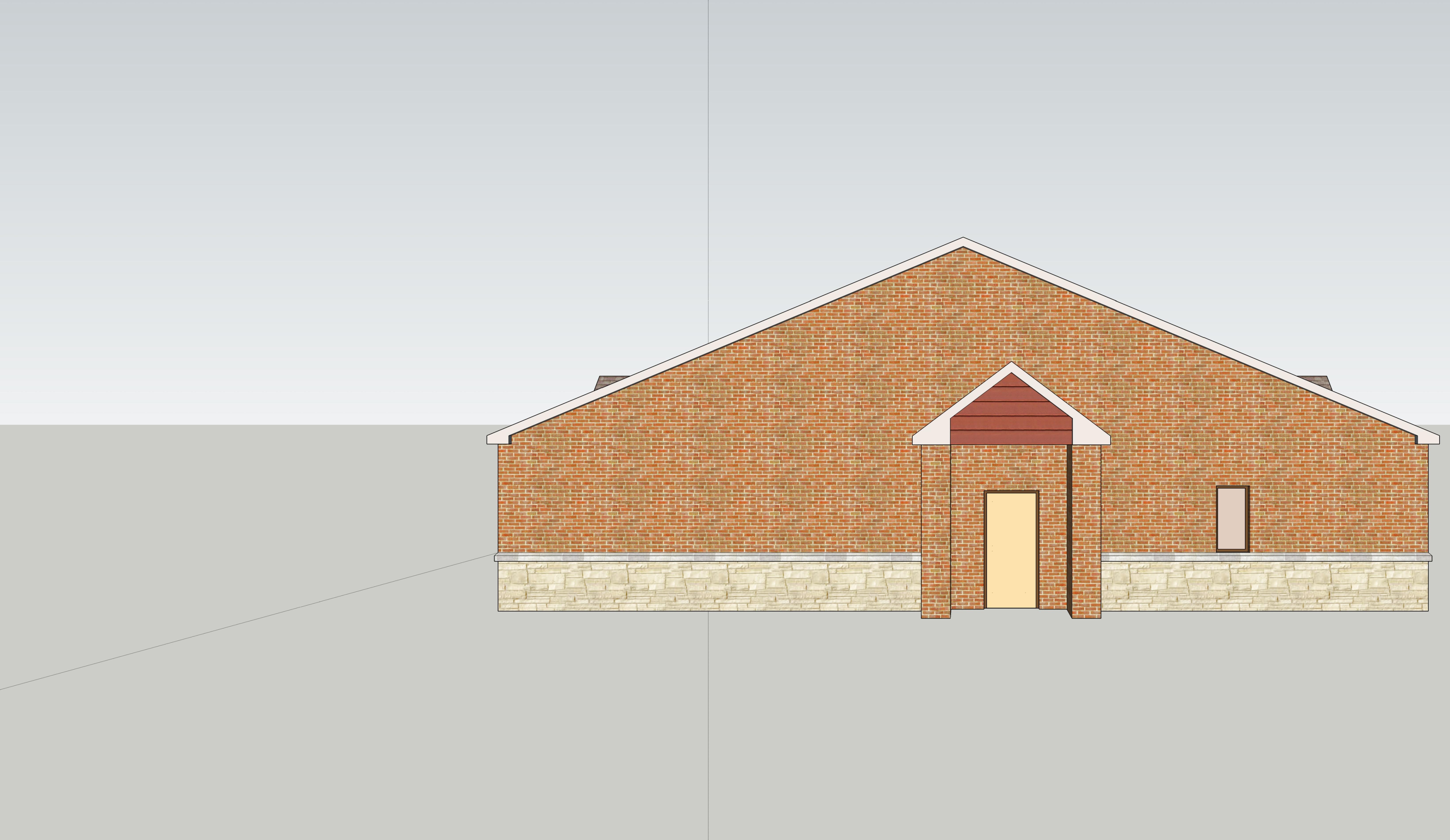
TOWNSEND MEDICAL OFFICE ROCKWALL, TEXAS



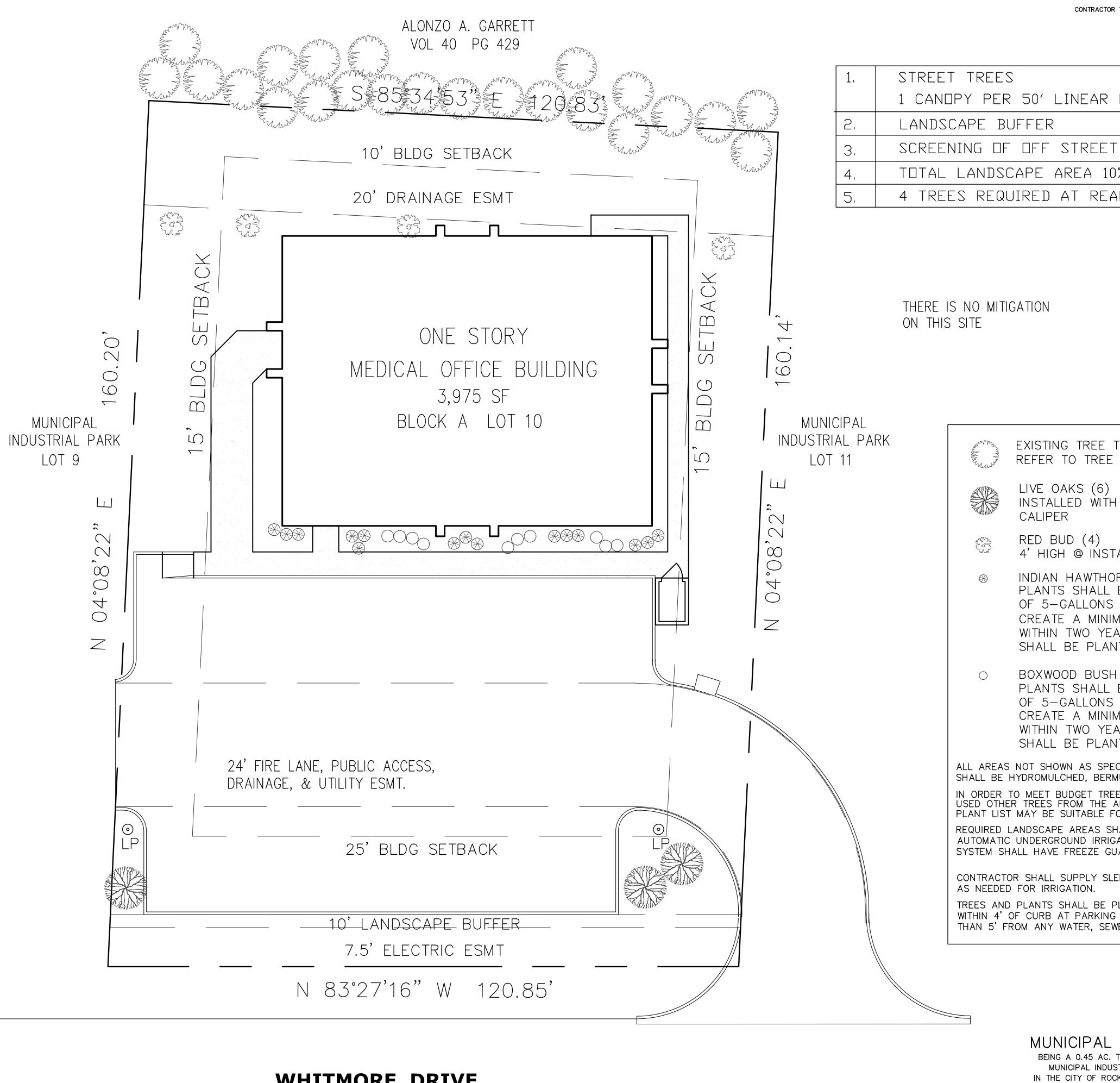








WHITMORE DRIVE

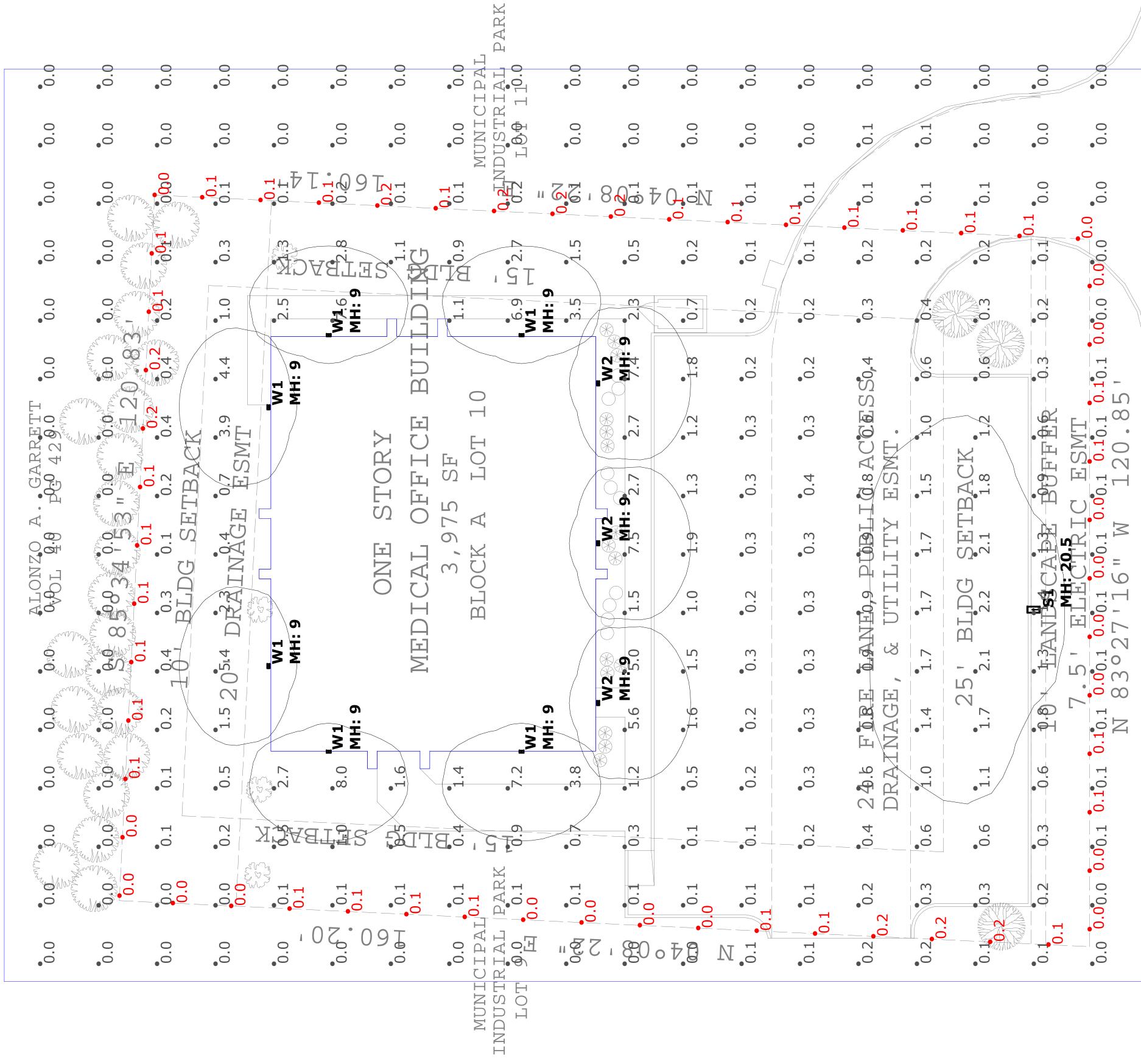


OWN EVA

CASE #S

	REQUIRED	PROVIDED
OF R.O.W.	3	3
	10′	10′
F PARKING	ND	ND
)% REQUIRED	1,960 SF	7,604 SF
AR OF PROPERTY	4	4
ABSTRACT NO. 9 – WILLIAM BL 1. ZONING: L I 2. PROPOSED USE: MEDICAL OF 3. PROPERTY AREA (GROSS): 1 4. BUILDING AREA: 3,975 SF 5. BUILDING HEIGHT: ONE STOR 6. LOT COVERAGE: 1.8% F 7. PARKING REQUIRED: 1 SPACE 8. HANDICAP REQUIRED 1 ACCE 9. TOTAL PARKING PROVIDED: 2 10. TOTAL SQUARE FOOTAGE OF	FICE 9,602 SF 0.45 AC Y - 21'-6" T.A.R. = 0.002:1 E/200 = 20 SPACES SSIBLE IN 0-25 SPA 20 SPACES	CES 1 PROVIDED
TO REMAIN MITIGATION PLAN A MIN. 4" FALLATION ORNE (34) BE A MINIMUM & SHALL MUM 2' TALL SCREEN		
ARS OF PLANTING. NTED @ 36" O.C. H (17) BE A MINIMUM & SHALL MUM 2' TALL SCREEN ARS OF PLANTING. NTED @ 36" O.C. CIFIC PLANT MATERIAL MUDA. ES SPECIFIED MAY NOT BE APPROVED CITY OF ROCKWALL FOR SUBSTITUTION. HALL BE IRRIGATED BY AN GATION SYSTEM. JARD AND RAINSTAT. EEVES PLANTED NO CLOSER THAN G SPACES AND NO CLOSER MER OR STORM SEWER LINES	ALL NECESSARY ITEM	TH NSTRUCTION ES: E DIAGRAMMATIC IN DT INTENDED TO EVERY FITTING, APPURTENANCE PLETE THE SYSTEM. OR'S RESPONSIBILITY UMENTS AND INCLUDE AS TO PROVIDE A
INDUSTRIAL PARK TRACT OF LAND SITUATED IN THE STRIAL PARK LOT 10 BLOCK A	 COMPLETE OPERATIO ANY DISCREPANCIES CONTRACTOR SHALL ATTENTIONS OF THE WRITING) BEFORE BID AFTER BIDS ARE TUP CONTRACTOR SHALL SYSTEMS AT NO ADD PLUMBING, MECHANIC SUBCONTRACTORS A COORDINATING ALL C INSURE COMPLETE A 	NAL SYSTEM. NOTED BY THE BE BROUGHT TO THE ARCHITECT (IN DDING THIS PROJECT. RNED IN, THE COMPLETE THE DITIONAL COST. CAL, AND ELECTRICAL RE RESPONSIBLE FOR COMPONENTS TO ND WORKING SYSTEMS OR SHALL REVIEW ALL

Q RCHITE MERSH, CHU PLAN LANDSCAPE **ROCKW** ale: 1" = 10'-0" MM/DD/YY ject No.: 191203 signed: GW wn: GW ecked: WM SHEET



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.0 0.0 0.0 0.0 0.0 0.0		0.0 0.0 0.0
0.0	IT MORE O. DRIME	0.0
0.0	MOR	0.0
0.0	V 6.0T	0.0
0.0	0.0 W 0	0.0
0.0	0.0	0.0
0.0	0.0	0.0
0.0	0.0	0.0
		ı

Luminaire Schedule	chedule						
Symbol	Туре	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor	User Defined Factor
S	1		LITHONIA DSX0 LED P2 40K BLC MVOLT MOUNTING FINISH / 18' POLE ON 30IN BASE	4925	49	1.000	1.000
	٧1	9	LITHONIA WDGE1 LED P2 40K 80CRI VW VOLTAGE MOUNTING	1983	15.02	1.000	1.000
	V2	m	LITHONIA WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING	1979	15.02	1.000	1.000
Calculation Summary	งานกาลท	Ņ					

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Мах	Min	Avg/Min
GRADE_Planar	0	Fc	0.59	8.0	0.0	N.A.
PROPERTY LINE	N.A	Fc	0.08	0.2	0.0	N.A.

Notes: 1. Surface reflectances: Vertical/Horizontal - 5 2. Calculation values are at height indicated in 3. Mounting heights are designated on drawing 4. Luminaire description does not necessarily 5. Sylvania lamp data used unless otherwise nc 6. Lighting power density is calculated based c 7. For lumen output of scaled luminaires, mult

al number. Contact salesperson for verification integrated photometric lamp data provided by • energy consumption. Engineer to verify. by User Defined Ecotor

PROJECT: TOWNSEND MEDICAL C SALESPERSON: BRYAN JOHNSON SCALE: 1" = 10'-0" CALC BY: SA FILE: 200106_TOWNSEND MEDICA

